

RANCHO PALOS VERDES

PARKS, RECREATION, AND OPEN SPACE STRATEGIC PLAN

~~**June 29, 2004**~~

MARCH 29, 2005

**(Additions reflecting changes made since the June 29, 2004 version
are marked in bold italics, deletions are struck through)**

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I. PURPOSE AND BACKGROUND

A. Purpose

The purpose of this report is to set forth a comprehensive strategy for addressing the future planning for use of the City's parks, recreation, and open space resources. In May 2002, the Rancho Palos Verdes City Council created the Open Space Planning, and Recreation & Parks Task Force to update the City's Parks Master Plan, which was last revised in 1989, and to study parks, recreation, and open space issues that affect the City.

As a result of the work of the Task Force, recommendations were made to the City Council regarding the future of Lower Point Vicente and Upper Point Vicente Parks. During a meeting on January 20, 2004 the Council gave clear direction that the Lower Point Vicente site should be devoted to passive recreation and open space uses. Given that action and its direction to staff to identify potential sites in the City for additional Girls' Softball fields, it became necessary to re-visit the mission and remaining tasking of the Open Space Planning, and Recreation & Parks Task Force. ***The City Council and Task Force held a joint workshop on June 29, 2004. The City Council took the following actions at that meeting (1) Excluded the use of Lower Hesse and Grandview Park from consideration for Girls Softball field; (2) Endorsed the Task Force's recommendation that Upper Point Vicente be envisioned as a multi-purpose town center; and (3) Directed staff to look at Upper Hesse Park, Ryan Park, and Eastview as locations for Girls softball fields. Although subsequent Council actions have limited the search to Hesse Park and Ryan Park, Mayor Clark has opened negotiations with the County Sanitation District for the use of Eastview Park for softball fields for a short term (3-5 years).***

This report summarizes the activities undertaken by the City, the Task Force, and the consulting team between 2002 and 2004 to analyze the City's parks, recreation, and open space resources. It also presents information on each of the City's parks and open spaces, outlines potential uses for them, and suggests implementation strategies and action steps to be considered by the City in addressing their potential uses and improvements.

Following a review of the Task Force's reports and recommendations by staff and the consulting team, it was determined that this report, which was originally intended to be an update of the Parks Master Plan, is now more aptly designated a strategic plan that would serve as a guiding document for future decisions affecting open space and recreation issues in Rancho Palos Verdes. A thorough review and revision five years after the adoption of this strategic plan, is advisable to keep its information, recommendations, and priorities as current as possible.

B. Background

The City's existing Parks Master Plan was adopted on October 17, 1989. Now nearly 15 years old, the Plan was created by a 15-member ad hoc committee established by the City Council. The committee,

which divided itself into three 5-member subcommittees each assigned to study a particular region of the City (Westside, Coastal and Eastside), worked over a six month period to solicit input from the community in a variety of ways, including a citizen survey, public workshops, meetings with special interest groups, written correspondence, and contact with homeowners associations and individual residents. The resulting Plan contains an extensive list of policies, goals and recommendations regarding the park and recreational needs of the community, as well as factual information and recommended improvements for each park site in the City. Staff has prepared an update on the status report on the prioritized recommendations included in the Plan (see Appendix G).

In the intervening years, the City has acquired several new park sites and open space areas, including Shoreline Park, Oceanfront Park, Forrester Nature Preserve, and the Barkentine property, which need to be incorporated into the updated Plan. Most recently, the City has been approached by various community groups regarding unmet recreational needs in the community, such as an equestrian center and additional fields for Girls' Softball. Therefore, on May 21, 2002, the City Council expanded the seven-member Recreation and Parks Committee into a thirteen-member Open Space Planning, and Recreation & Parks Task Force (Task Force). The Task Force, whose membership includes a broad spectrum of interests concerning the recreation, parks and open space issues currently affecting the community, was charged with investigating all of the City's existing resources and unmet needs, and advising the City Council on updating the Parks Master Plan, including making recommendations for utilization of City parks and open space properties.

C. Task Force Approach

At its first meeting on August 14, 2002, the Task Force reviewed a list of tasks related to open space and recreation that was prepared by staff, based on City Council discussions and input from the community. The Task Force modified the original work plan in a number of ways, including the creation of seven subcommittees and one ad hoc subcommittee, and developed procedures as to how the subcommittees' work would be reviewed and considered by the entire Task Force and staff. The City Council approved the Task Force's revised work plan at its January 7, 2003 meeting.

1. Subcommittees

Due to the large workload required to complete its mission, the Task Force organized itself into the following eight subcommittees:

a. Upper Point Vicente Subcommittee

The Upper Point Vicente Subcommittee focused on studying and developing a plan for Upper Point Vicente Park. Subcommittee members created a conceptual design for Upper Point Vicente Park which includes a recreation center, indoor and outdoor pools, an expanded Palos Verdes Art Center, a remodeled City Hall complex, outdoor basketball courts, sports fields, dog park, band shell, additional parking, a village green, and other amenities. The Subcommittee worked closely with the Art Center, YMCA and other interested parties.

b. Athletic Facilities Subcommittee

The Athletic Facilities Subcommittee focused on developing a plan for improving athletic facilities within Rancho Palos Verdes, with a particular emphasis on youth athletics. The Athletics Subcommittee met with local sports leagues regarding several issues, including their needs, field specifications, funding for field development, cost estimates, and funding

commitments by the leagues. The Athletic Facilities Subcommittee also worked with the Maintenance & Improvement Subcommittee to identify sites within the City that could be developed into softball, soccer, football, or multi-use fields.

c. Maintenance & Improvement Subcommittee

The Maintenance & Improvement Subcommittee studied active and passive park sites within the City and reviewed recommendations made in the 1989 version of the Parks Master Plan.

d. Open Space Subcommittee

The Open Space Subcommittee primarily focused on updating the Conceptual Trails Plan and the Trails Network Plan.

Comment [MJ1]: Staff is preparing an analysis of the policy ?? raised by the OS SC's suggested modifications to the City, which will be included in the June 29 Joint Workshop report.

e. Land Acquisition Subcommittee

The primary goal of this Subcommittee was to identify and inventory parcels of land that the City may wish to acquire. The Subcommittee identified numerous parcels that could potentially be acquired and used for open space preservation, passive recreation, or active recreation. A list of these parcels that might be considered for acquisition is included as Appendix F.

f. Equestrian Center Subcommittee

The Equestrian Center Subcommittee worked closely with the City's Equestrian Committee to develop plans for an equestrian park within the City.

g. Senior Citizens Center/Cultural Development Subcommittee

The Senior Citizens Center/Cultural Development Subcommittee met with the Peninsula Seniors and the Palos Verdes Art Center regarding their interest in constructing new facilities. At its October 8, 2002 meeting, the Task Force voted to endorse the Peninsula Seniors' concept for a seniors center to be built on the site located at the corner of Crestridge and Crenshaw. The Subcommittee also supports the Palos Verdes Art Center's proposal for a new facility to be built on the Upper Point Vicente site.

h. Crestridge Ad Hoc Subcommittee

The Crestridge Ad Hoc Subcommittee was created in August 2003 on a temporary basis to study the undeveloped Crestridge property located at the corner of Crenshaw Boulevard and Crestridge Road. The Subcommittee studied various proposed uses for the site including the preservation of open space, expansion of trails, and the development of a seniors center by the Peninsula Seniors. At its November 12, 2003 meeting, the Task Force approved the Subcommittee's proposal to preserve the Crestridge property either as open space with a seniors center and appropriate trails as indicated in the Conceptual Trails Plan, or to require any future developer to set aside a sufficient area to accommodate a seniors center, an access road to this site, and trail concerns, and to provide an amount of property (to be determined) to accommodate affordable housing units. The Task Force disbanded the Crestridge Ad Hoc Subcommittee after its proposal was approved.

On March 14, 2003, the City retained the planning and park design firm of RRM Design Group to assist the City in updating its Parks Master Plan. RRM was charged with working with the Task Force to work through issues and ideas for its parks and open space assets and to engage the community in a series of

public workshops and a scientific “User Needs Assessment” to determine its attitudes and aspirations for its parks, recreation, and open space resources.

D. The Public Outreach Process

1. Elements of the Process

As part of the Parks and Recreation and Open Space Master Plan process, the City retained RRM Design Group and its sub-consultant Fairbanks, Maslin, Maullin, and Associates to work with the Task Force to conduct a public outreach and public opinion polling process to assess the needs, goals, ideas, and issues the community has for its parks, recreation and open space resources. The public outreach process involved the following components.

a. Key Stakeholder Interviews

RRM Design Group conducted a number of key stakeholder interviews during the months of March and April 2003 at the outset of the process. Interviewees included City staff, Task Force members, representatives from the Palos Verdes Peninsula Land Conservancy and Los Serenos de Point Vicente Docents, recreational user groups, equestrians, trail users, and advocates for recreation, open space and environmental issues. These sessions shed considerable light on the values the interviewees hold for the City’s parks, recreation, and open space resources (See Appendix B for a complete list of parties interviewed).

b. Task Force Meetings

RRM attended a number of Task Force meetings to resolve the methodology of the public outreach process and the design of the scientific public opinion survey or “Global User Needs Assessment,” and to present and obtain feedback on design ideas for certain City parks and open space resources.

c. Facilitated Public Workshops

RRM Design Group facilitated two public workshops. The first, held on June 23, 2003, concentrated on issue identification, priority setting, and design brainstorming. More than 75 individuals participated and generated ideas and issues associated with the broad spectrum of the City’s parks and open space resources. RRM conducted a second public workshop on September 24, 2003 to present alternative design ideas for the Upper Point Vicente and Lower Point Vicente sites, properties that clearly generated the most attention during the process. This workshop was used to obtain detailed feedback on the alternative approaches to the design of these sites from more than 100 attendees at this session.

d. Global User Needs Assessment

The firm of Fairbanks, Maslin, Maullin, and Associates worked with the Task Force to create a detailed telephone survey questionnaire to gauge recreational and open space needs and community attitudes on certain improvements and plans for its parks and open space resources. The survey, which was conducted between June 22 and July 6, 2003, revealed highly detailed information.

2. Outcomes of the Process

The following findings and conclusions were developed from the results of the public outreach process (see the more complete Needs Assessment Executive Summary Report at Appendix A):

- There is very strong support for the preservation of open space in and around Rancho Palos Verdes and for increasing the amount of land within the City that can be devoted to open space uses—particularly in the Portuguese Bend area.
- While strong support remains for open space preservation even if it were to require new taxes, there is not the level of support necessary to get the two-thirds majority vote required for a bond issue to raise funds for open space acquisition.
- There is fairly strong support for improving park and recreation facilities and expanding active uses, but it is not as strong as the level of support for open space preservation.
- The existing park and recreation facilities in the Palos Verdes Peninsula area, particularly those associated with ball fields, soccer fields, and athletic fields managed by the Palos Verdes Peninsula Unified School District, appear to be operating at capacity. According to the entities that manage or use the facilities, existing fields are in constant use and cannot fully accommodate the increasing demands of recreational users.
- Given a stark choice of whether to preserve parklands as open space or develop them with active use recreation facilities, it appears that the community would prefer preservation over recreation. However, given the choice of having both, 51% of the respondents to the Global Needs Assessment Survey supported the development of additional playing fields.
- The two public workshops and many Task Force meetings were dominated by deliberations regarding the use, planning, and design of two sites: Lower Point Vicente and Upper Point Vicente.
- While there is acreage that could be made available to expand active use recreation opportunities in such areas as Lower Hesse Park, there is strong neighborhood opposition to developing this site with additional active use recreation facilities.
- There is strong division within the community on the future use of Lower Point Vicente and the community is resistant to any compromise to develop the site with a combination of reduced active use recreation facilities and open space uses. As a result of this division, the Council has determined that Lower Point Vicente shall be used for only passive recreation and open space uses.
- There is strong support for the development of a multi-use recreational, cultural, and civic center complex on the Upper Point Vicente site.

II. City Council Direction

On January 20, 2004 the Task Force presented to the City Council a proposed conceptual plan for Upper Point Vicente Park and an update on the overall progress of the Task Force. After hearing the report, as well as considerable testimony from the public, the City Council decided that Lower Point Vicente should be reserved for passive use and instructed City staff to investigate other possible sites for Girls' Softball fields within Rancho Palos Verdes.

On January 10, 2004 the City Council authorized filing a grant application to fund an "Outdoor History Museum" on a large portion of the Lower Point Vicente site. ***The grant was unsuccessful.*** ~~In addition to the pending grant application, The City is about to undertake a year long project to expand the existing Interpretive Center from its current 2,500 square feet to approximately 10,000 square feet. The City is in the process of expanding the existing Interpretive Center from its current 2,500 square feet to approximately 10,000 square feet. The expansion is scheduled to be completed by December 2005.~~ The approved environmental documents for the Lower Point Vicente site also include an additional parking lot to accommodate over 100 vehicles. Further detailed plans for development of this site should probably be delayed until the present expansion plans are closer to realization and the status of the grant application is known.

Based on Council's direction, City staff has undertaken the preparation of specific plans, budgets, and timetables to develop up to four Girls' Softball fields in the City and to study other potential locations for softball fields outside the City. On May 4, 2004 staff presented its findings to the City Council, which determined that five existing park sites within the City could accommodate between two and four Girls' Softball fields. In addition to preliminary layouts for each site, the study also included appropriate grading quantities and cost estimates for construction. ~~No decision has been made at this time.~~ ***On June 29, 2004 Council, at a Joint Workshop with the Task Force, excluded Lower Hesse Park and Grandview from consideration as Girls Softball fields. Subsequent Council actions have narrowed the sites under consideration to Hesse Park and Ryan. Council also endorsed the recommendation in the Strategic Plan that Upper Point Vicente be envisioned as a multi-purpose Center. The Strategic Plan was not adopted on June 29, 2004 but at its January 29, 2005 Tactical Planning Workshop, the City Council directed staff to bring the plan back for further consideration.***

III. Current Staff Actions

As indicated in the Parks, Recreation and Open Space Resources section of this report, since the last update to the Parks Master Plan in 1989 the City has acquired several new parks sites and open space areas through developer exactions, purchases, transfers and donations. The Planning Department is currently studying a comprehensive update to the General Plan and Zoning Map designations on all of these properties, which is expected to be completed in conjunction with the City's NCCP.

II. PARKS, RECREATION, AND OPEN SPACE RESOURCES

This section contains a brief summary of the work performed by the Task Force, City staff, the consultant, stakeholders, and the community.

In this section, each of the City's park, recreation, and open space resources has been cataloged with acquisition information, a description of the property, the improvements that exist today, any deed restrictions affecting the property, a range of potential uses that could be explored for some properties, and suggested implementation strategies and action steps to pursue those strategies. The following page shows a citywide map depicting each of the City's park, recreation, and open space resources that are discussed thereafter.

In addition to the discussion of each individual open space or parkland property owned by the City, this summary report also includes a discussion of the current inventory and usage of athletic fields and facilities by local youth sports organizations.

A. Parkland Standards and Current Usage

1. *Parkland Standards*

One issue that emerged during the consultant's public outreach effort that requires some clarification is how well the City is currently providing for the parkland needs of its residents, based on its own standards, as well as national standards.

a. Local Recreational Standards

With regard to local standards, the City's General Plan and the City's Municipal Code (Section 16.20.100c) require four acres of parkland per thousand residents. The General Plan states that the City will "establish ordinances to require builders and developers to provide lands and/or funds for acquisition and development of land for recreational use" and that these lands and/or funds shall "be based on a standard of providing 4 acres of local parkland per 1000 population (City of Rancho Palos Verdes General Plan, page 99)." With a population of 41,145 (2000 U.S. Census), this park acreage standard yields a goal of approximately 165 acres for the City. The City's current park acreage of 312.85 acres (not including open space areas like the Forrestal Nature Preserve and the Barkentine property) far exceeds this goal.

b. National Recreational Standards

The National Recreation and Parks Association (NRPA) has developed generally accepted national parkland and recreational facilities standards. The NRPA guidelines are divided into the following six categories: play lots, neighborhood playgrounds, neighborhood parks, community playfields, major community parks, and open space/urban green space (see Appendix C for definitions of these classifications). The NRPA standards establish a suggested acreage range for each of the six park types. Table A-1 on the following page lists the City's developed and undeveloped park sites, their acreage, and their corresponding NRPA park type category. City-owned open space, such as the Forrestal and Barkentine Nature Preserves, Oceanfront Estates, and the Archery Range are not included in this chart.

Table A-1: City of Rancho Palos Verdes Parks System NRPA Park Classification		
Park	Number of Acres	NRPA Park Type
Abalone Cove Shoreline Park	76.4	Open Space
Clovercliff Park	0.17	Open Space
Del Cerro Park	4.5	Neighborhood Park
Eastview Park	9.9	Neighborhood Park
Fred Hesse Jr. Community Park	29.4	Major Community Park
Grandview Park	17	Open Space
Ladera Linda Community Park	11	Community Playfield
Martingale Trailhead Park	1.2	Open Space
Point Vicente Interpretive Center	28	Neighborhood Park
Upper Point Vicente Park and Civic Center	71	Neighborhood Park
Robert Ryan Community Park	11	Neighborhood Park
Shoreline Park	52.8	Open Space
Frank A. Vanderlip Sr. Park	0.48	Open Space
TOTAL PARK ACREAGE	312.85	

Table A-2 below is a comparison between the acreage of City parkland grouped within the six identified parkland categories and the standards (in acreage ranges) developed by the National Recreation and Parks Association (NRPA).

Table A-2: City Compliance with NRPA Standards			
Parkland Category	Total Acreage	Acreage/1,000 RPV Residents	NRPA Recommendation
Play Lots	1.4*	0.034	.1 to .3 acres/1,000 people
Neighborhood Playground	0	0	1.5 acres/1,000 people
Neighborhood Park	124.4	3.02	1.5 acres/1,000 people
Community Playfield	11.0	0.27	2 acres/1,000 people
Major Community Park	29.4	0.71	1 to 5 acres/1,000 people
Open Space/Urban Green Space	148.05	3.60	1 acre/1,000 people
	312.85	7.64	7.1 to 11.3 acres/1,000 people

*Since play lots are embedded (i.e. constructed within larger park sites), their acreage is not included in the City's total parkland acreage in the chart above.

Overall, the City's park acreage is within the NPRA's total acreage recommendation of 7 to 11 acres per thousand residents. In addition, the City exceeds the NPRA's standard for neighborhood parks and open space/urban green space. As previously noted, the calculation of open space acreage does not include the City's major open space holdings, which would increase this ratio significantly. However, the City is below the NPRA's standards for play lots, community playfields, neighborhood playgrounds, and major community parks. Although the City does not have any freestanding play lots, as defined in the NPRA standards, the City does have five existing play lots that are embedded in larger park sites: Hesse Park, Ryan Park, Ladera Linda Community Center, Abalone Cove Beach and Eastview Park. A list of these play lots and their amenities are included as Appendix D of this report.

2. Park Usage by Youth Athletic Organizations

The City solicited and received information regarding the use of Peninsula parkland and school properties from the following youth athletic leagues and organizations:

- Palos Verdes Peninsula Girls Softball League
- AYSO Palos Verdes Region 10
- Palos Verdes Basketball Association
- Palos Verdes Youth Football and Cheer
- Rolling Hills Little League

- Lunada Bay Little League
- Silver Spur Little League
- Palos Verdes Little League

The information received includes a description of each league's "season," total number of players, location of the fields used for games and practice and a discussion of the league's needs. Most of the information is included in Table A-3 on the following page.

Youth sport leagues depend heavily on the school district to provide sports fields. There is one game field for AYSO at Rancho Palos Verdes' Hesse Park. There is one game field for baseball (Pony/Colt League) in Palos Verdes Estates' George Allen Park and there are five game fields for baseball (Little League/Pony and Colt Leagues/AYSO) in Rolling Hills Estates' Ernie Howlett Park. All other game fields are on school district property.

There are an estimated 6,000 youth athletes participating in various athletic leagues on the Peninsula, approximately 60 percent of whom live in Rancho Palos Verdes.

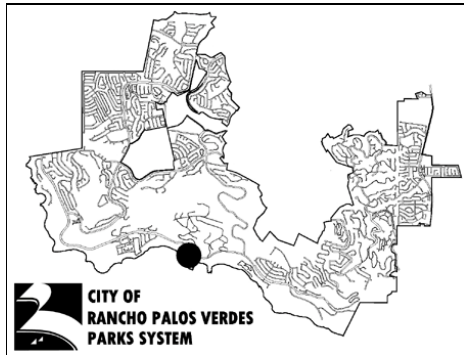
Table A-3: Summary of Youth Athletic Field Uses

ORGANIZATION	PLAYERS	GAME FIELDS	PRACTICE FIELDS
Palos Verdes Peninsula Girls Softball League Regular Season (Feb - June) Summer Season - All Stars Winter Ball (Sept - Dec)	423-500	Cornerstone - 3 fields -undersized- no fences Ridgecrest - 1 field - regulation size Highridge Park - 1 field	Cornerstone - 3 undersized fields Ridgecrest - 1 regulation field Highridge Park - 1 regulation field Peninsula High - 2 fields - one of regulation size Miraleste Intermediate - backstop and grass Mira Catalina School - backstop and grass Rancho Vista School - backstop and grass Silver Spur School - backstop and grass Vista Grande School - backstop and grass Monte Malaga School - backstop and grass
AYSO Palos Verdes Region 10 113 Girls Teams 266 Boys Teams Regular Season (Sept - Dec) Winter Season (Jan & Feb) Summer Season (July & Aug) No practices during winter or summer season.	3000	Hesse Park - 1 field Howlett Park - 2 fields Highridge Park - 2 fields Portuguese Bend Fields - 2 fields Point Vicente School - 4 fields Rancho Del Mar School -1 field Ridgecrest School - 1 field Soleado School - 9 fields Valmonte School - 1 field Vista Grande School - 2 fields	Malaga Cove - 1 field Monte Malaga School - 1 field Rancho Vista School - 1 field Silver Spur Field - 1 field Game Fields are also used for practice
Palos Verdes Basketball Association Winter Season (Jan - mid-March) Summer Season (July - Aug)	760	Palos Verdes High School - boys Miraleste Intermediate School - boys Peninsula High School - girls Boys games are on Saturday and Sunday afternoons and evenings and girls games are on Sundays.	Outdoors on school playgrounds
Palos Verdes Youth Football and Cheer 18 Teams	301 Boys 204 Girls	Palos Verdes High School Peninsula High School Games are on Saturdays. Five two-hour games can be played per day at each site.	The football teams practice at PV High School, Lunada Bay Elementary School and Bogdanavich Park. Four football teams can practice at the same time on the Peninsula High School fields. Six teams practice at the same time in the outfield areas of the baseball fields at Lunada Bay and Bogdanavich. Football teams practice five days a week during August and three days a week once the school year begins in September. The teams that practice at Lunada Bay from August through the first week of September have to practice at Bogdanavich Park after AYSO soccer begins at the Lunada Bay site in early September.
Rolling Hills Little League 32 Teams Little League practices start in January and the regular season runs from March - July. No baseball activities occur during August and December.	412	RHLL fields behind Dapplegray School - 2 fields Dapplegray School - 2 fields	RHLL fields at Dapplegray - 2 fields Dapplegray School - 2 fields Mira Catalina School - 2 fields Miraleste Intermendiate - 1 field Rancho Vista School - 2 fields Soleado School - 1 field
Lunada Bay Little League	550	The major leagues practice and play on two diamonds located at 2020 Palos Verdes Drive West in PVE. The Farm Division practices and plays at Margate (P.V. Elementary School). The Tee Ball Division practices and plays at Lunada Bay School.	
Silver Spur Little League	300	Teams primarily play and practice on the two regulation Little League fields at Ernie Howlett Park in RHE.	Teams also practice at Hesse Park and Rancho Del Mar.
Palos Verdes Little League	350	Teams play and practice at fields located at Valmonte and at Malaga Cove.	
Peninsula Pony/Colt Leagues		George Allen Park in PVE Ernie Howlett Park in RHE	George Allen Park in PVE Ernie Howlett Park in RHE

B. CITY PARKS WITH ACTIVE USES

1. ABALONE COVE SHORELINE PARK

5970 Palos Verdes Drive South



Overhead view of Abalone Cove Shoreline Park

a. ACQUISITION INFORMATION

The City of Rancho Palos Verdes Redevelopment Agency acquired Abalone Cove Shoreline Park from the County of Los Angeles on November 10, 1987. The property was obtained as a result of the Horan Lawsuit settlement. The Horan Agreement provided that the City would pay the County \$1,060,000. Half of the payment was made to the County at the time of execution of the transfer agreement. The second payment was to be waived by the County on a dollar-for-dollar basis for each dollar diverted by the Agency for assessments securing the bonds or any other debt instruments for the stabilization work.

b. IMPROVEMENTS

The Abalone Cove Shoreline Park area is 79.16 acres in size. Various improvements have been made to Abalone Cove Shoreline Park and were funded in part by a \$274,000 grant (BB-19-349) under the 1986 and 1988 State Park Bond Acts.

Abalone Cove Shoreline Park features two beaches (Abalone Cove and Sacred Cove), tide pools, bluff top viewing areas and trails crisscrossing the area. The park contains a State Ecological Preserve and the taking of protected animals and marine life is prohibited. A parking lot off of Palos Verdes Drive South provides direct access to the park and an adjacent trail provides access to Abalone Cove Beach. To access Sacred Cove, users must walk along Palos Verdes Drive South to one of two trails between Portuguese and Inspiration Points. Lifeguards are on duty at Abalone Cove Beach during summer hours and weekends only. The views of the ocean and Catalina Island are spectacular.

c. DEED RESTRICTIONS

There are no deed restrictions. However, the County of Los Angeles acquired the land from private owners in 1975 for the specific purpose of providing a public beach. Federal Land and Water Conservation Funds were utilized for acquisition and development. Additionally, a portion of the park was designated as an ecological preserve in a 49-year lease agreement between Los Angeles County and the California State Lands Commission. County Counsel has rendered its opinion that the restrictions placed by the Federal funding as well as the Ecological Preserve Agreement carry forward to the City with the land transfer.

d. POTENTIAL USES

The Task Force recommends the re-sodding of the upper levels of the site with natural grasses that require no irrigation. In addition, it suggests improving beach access by upgrading the access paths. Finally, the Task Force proposed upgrading the lower beach area buildings, including the restrooms and outdoor shower.

e. IMPLEMENTATION STRATEGIES

The City needs to weigh the suggested improvements to Abalone Cove Shoreline Park relative to other recreational priorities within the community and the City should assess the immediacy of the need to make these improvements. Improvements to Abalone Cove Shoreline Park were planned during a previous City Council's administration, however they were never implemented (see note below).

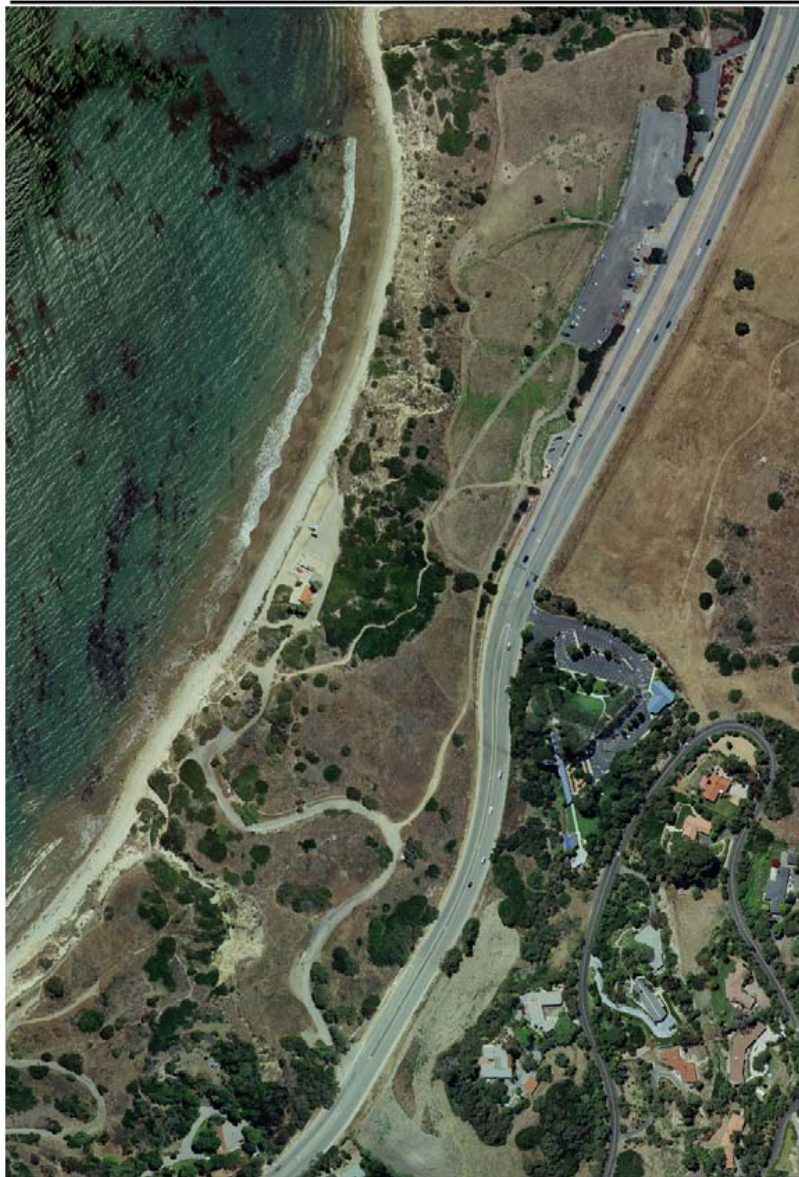
Should these improvements be considered high priority, the City could approach the California Coastal Conservancy for a planning and construction grant to make improvements to the path system and to upgrade the restroom and shower facilities. Such a project would be consistent with the Conservancy's goals and objectives to enhance public access to the coast.

f. ACTION STEPS

1. Assess the degree of need for upgrading the beach access path and buildings.
2. Decide how the proposed upgrades to the beach access path and buildings fit in with other park, recreation, and open space priorities.
3. Discuss with the Coastal Conservancy any desired improvements to Abalone Cove and explore other funding sources.

*Note: In 2000, the City Council approved the Abalone Cove Beach Improvement Project, which included making a number of improvements to the existing facilities at the beach, such as rehabilitating the existing recreation building, constructing a new restroom building, adding picnic benches, outdoor showers, drinking fountains, and a sand volleyball court, improving the existing beach staircase, adding a second beach staircase, removing protruding steel from the rock covered embankment and replenishing the sand in the raised "beach" area. The plan also included widening the access driveway to 26 feet along its entire length, constructing a new unpaved parking lot with 15 spaces in the area previously occupied by the paddle tennis courts, constructing a new parking lot attendant booth and a vehicle turn-around and passenger drop-off

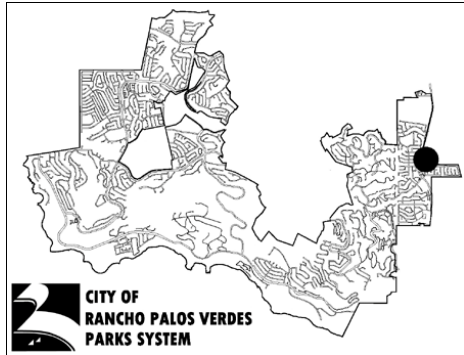
area, and improving the existing trails connecting the upper parking lot to the beach. There was significant neighborhood opposition to the project and the City's approval was appealed to the California Coastal Commission. The Coastal Commission staff asked the City for several design modifications to the project, which increased the amount of earthwork and retaining walls required for the project. The proposed changes would have substantially increased the cost of the project beyond the Measure A grant funds that had been set aside for the project. Therefore, in 2002, the City abandoned the Abalone Cove Beach Improvement Project due to lack of adequate funding and the Measure A grant funds were reallocated to the Point Vicente Interpretive Center Expansion Project.



Abalone Cove Shoreline Park

2. EASTVIEW PARK

1700 Westmont Avenue



Children's play area at Eastview Park

a. ACQUISITION INFORMATION

This park is leased from the Sanitation District of Los Angeles County at an annual cost of approximately \$1,200, adjusted annually for inflation. The agreement specifies a 30-year lease expiring in 2019.

b. IMPROVEMENTS

The park consists of 9.9 acres. Construction of park improvements was completed in 1990 at a cost of \$417,000. The money for improvements came from the Capital Improvement Fund. Improvements on this site include a children's playground, picnic facilities, jogging path, permanent restrooms, landscaping, and an off-street parking lot.

c. DEED RESTRICTIONS

The lease with the Sanitation District precludes adoption of any rules that would limit the use of the park to Rancho Palos Verdes residents and allows for termination of the lease with a 60-day notice from the District should the land be needed for use. The City may be required to remove the improvements at the discretion of the District if the land is taken back.

In 1989, the City Council adopted Ordinance No. 248 approving Specific Plan No. 7 for Eastview Park. The Specific Plan limits park use to passive recreational activities only, such as picnicking, jogging, and par courses and limits uses to daylight hours. Any change to the Specific Plan would require an amendment to the Ordinance.

d. POTENTIAL USES

This park is potentially best suited for soccer, football and lacrosse fields and other organized sports activities that would not require the installation of permanent facilities. This is also one of the five sites to be evaluated for possible use as a Girls' Softball location. It was determined that significant grading would be required and the permission of the Sanitation District would have to

be obtained to improve the site with ball fields. *Mayor Clark has opened negotiations with the Sanitation District for the use of softball fields on a short-term basis (3-5 years).* Even absent any use for organized youth athletics, the Task Force recommends expanding the parking lot and adding barbeques.

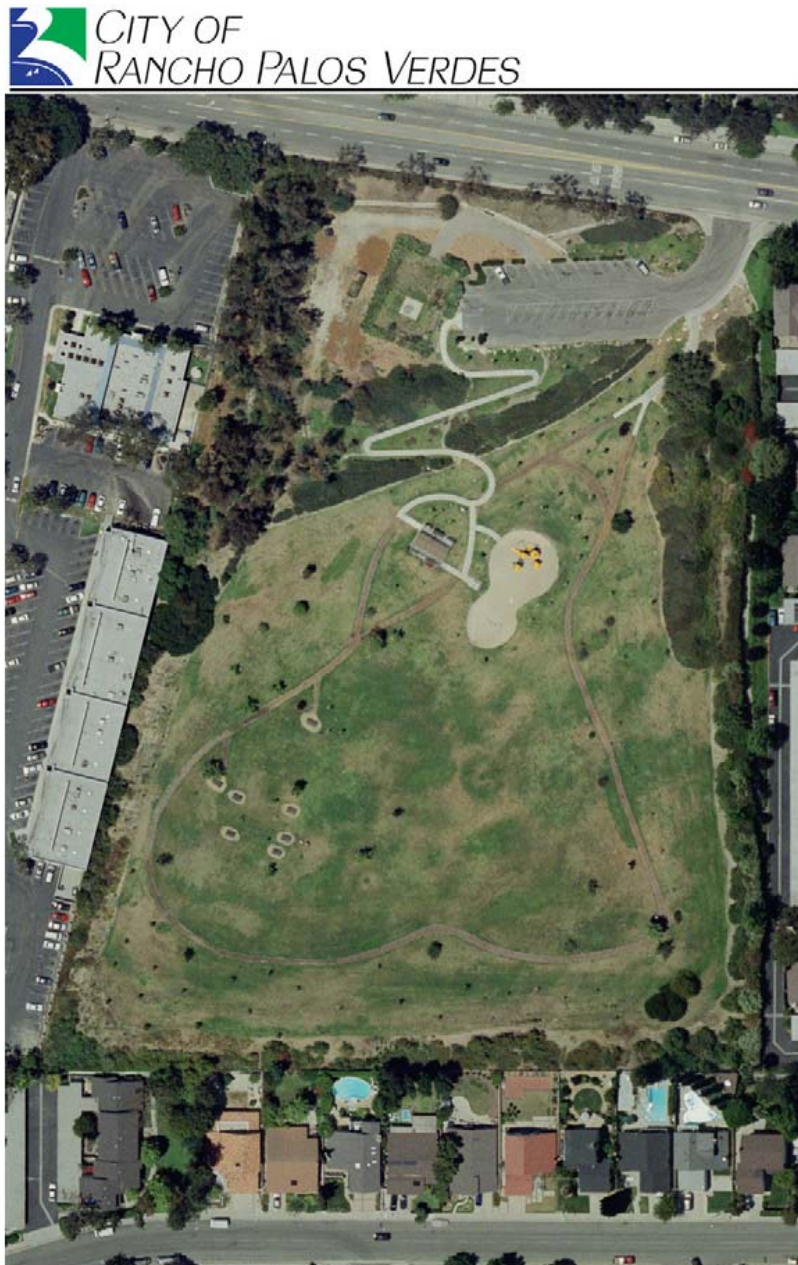
e. IMPLEMENTATION STRATEGIES

In view of the amount of grading that would be required to provide for active use recreation (i.e., ball fields) on this property, and in view of the fact that it is immediately adjacent to a residential neighborhood, it is likely that the City would need to complete a facilitated design process involving the neighborhood as well as active use recreation groups to develop a plan for Eastview Park that would optimize active use recreation while mitigating concerns of neighboring residents. If this site proves to be a viable site for softball, soccer, football, or lacrosse fields, the resolution of a plan for active recreation on this site should be considered a matter of high priority in view of the unmet need for these facilities. However, because of the potential cost of development at Eastview Park and its deed restrictions, the City should seriously consider whether to proceed in this direction.

f. ACTION STEPS

Depending on how the City prioritizes improvements to Eastview Park, the following action steps are recommended.

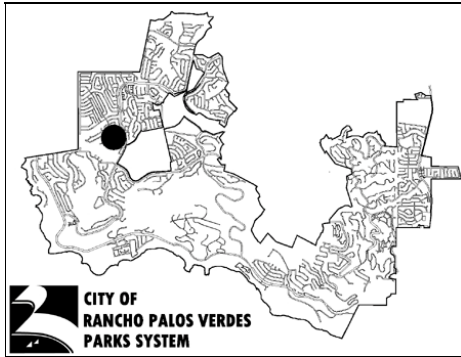
1. Approach the Sanitation District about this potential use of their property and what its long-term goals are for the use of this site.
2. If the District is willing to allow more active recreational use of the site and if it can assure the City that it would not unreasonably terminate the lease or enforce the removal of improvements, the City might consider going through a facilitated design process to engage recreation enthusiasts and the Eastview neighborhood in developing a plan for the park that would meet the needs of both groups.
3. If the City wishes to proceed with active recreation uses on the park site, Ordinance No. 248 should be amended to revise Specific Plan No. 7 accordingly.



Eastview Park

3. FRED HESSE JR. COMMUNITY PARK

29301 Hawthorne Boulevard



A view of the Hesse Park Community Center

a. ACQUISITION INFORMATION

The park site was acquired from the Palos Verdes Peninsula Unified School District for \$1,085,714. The purchase was completed in two transactions over a five-year period beginning in 1976. The first transaction was for one parcel and the second transaction was for the remaining four parcels of land that make up the entire site. Funding for acquisition costs was from the Capital Improvement Fund and it appears that some Quimby Act funding may also have been used. The acquisition of the park was combined with the purchase of two parcels that make up Grandview Park.

b. IMPROVEMENTS

The park has a total of 28.32 acres (of which approximately 18.28 acres are referred to as Lower Hesse Park).

Development of the upper portion of Hesse Park was completed in September 1983 at a cost of \$3,890,773 funded through the following sources:

Quimby Act	\$106,243
Proposition One	\$116,180
E.E.T.	\$206,887
General Revenue Sharing	\$160,000
Capital Improvement Fund	\$599,653
Parks and Recreation Fund	\$841,637
Federal Land and Water Conservation Fund	\$1,860,173

This park, with its well-manicured parkland and active community center, is one of the most popular in the City. Among the features available for public enjoyment in the upper park area are baseball and soccer fields, numerous picnic areas with barbecues, playground equipment suitable for toddlers to adolescents, and a well-used quarter-mile walking path. Most of the

privatized recreation classes take place at this facility as well as many Peninsula Senior activities and City meetings. Three rooms in the 7,300 square foot community center are available for rent for meetings and private parties.

The 18.28-acre lower portion of Hesse Park was improved with a system of trails, a picnic area, a sand volleyball court and a parking lot and the work was completed in July 1999. Funds for the \$497,800 improvement project came from:

Measure A	\$210,000
State Parks and Recreation Grant	\$147,750
Quimby/EET Funds	\$140,050



Lower Hesse Park

c. DEED RESTRICTIONS

There are no deed restrictions. However, use of various grant, Quimby Act and EET funding for construction carries with it some restrictions.

d. POTENTIAL USES

The Task Force suggests upgrading the existing ball field to a league standard playing field. It also suggested creating a dual track around the perimeter of the park for biking, rollerblading and skateboarding.

Lower Hesse Park would lend itself to the development of softball and/or soccer fields, however neighborhood opposition to this idea would be significant. Both Lower and Upper Hesse Park are being evaluated as possible locations for Girls' Softball fields. The Task Force also recommends a number of improvements, including picnic tables, restrooms, barbeques, and paved bike trails.

e. IMPLEMENTATION STRATEGIES

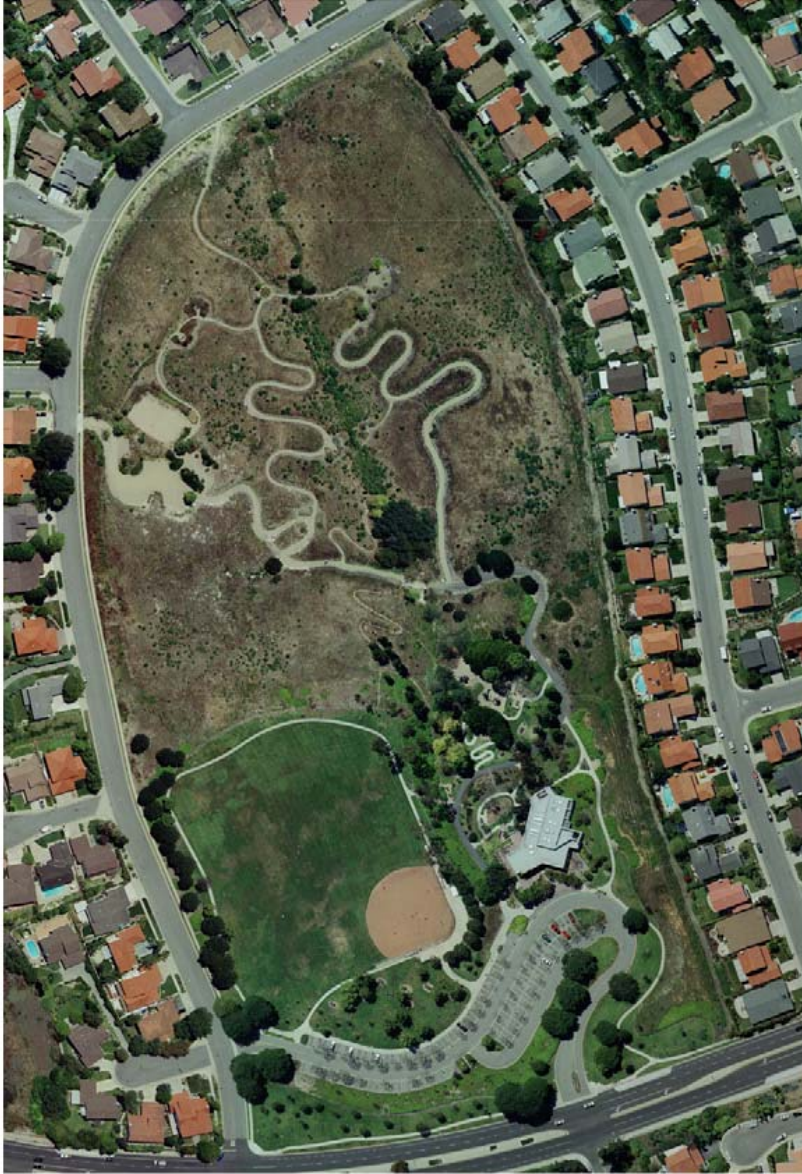
As one of the most popular City parks, the potential improvements suggested for Upper Hesse Park, if desired, could occur relatively quickly to make this high quality facility an even better one.

As for Lower Hesse Park, it appears there is strong support for additional landscaping and irrigation improvements to enhance the appearance and functionality of its trail system and

passive use areas. While physically possible, a proposal to build softball fields at Lower Hesse Park would likely encounter stiff neighborhood resistance. The City needs to seriously consider whether to pursue such a project in a neighborhood that would strongly oppose it. ***On June 29, 2004 the City Council excluded the use of Lower Hesse Park from consideration as a site for girls' softball fields.***

f. **ACTION STEPS**

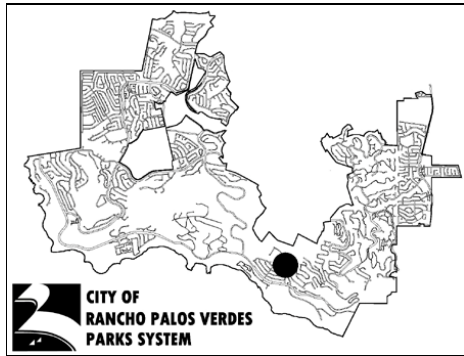
- (1) Determine the priority for the proposed improvements to Upper Hesse Park.
- (2) If determined to be a priority, consider budgeting funds for the design and installation of improvements to the ball field and a dual track around the perimeter of Upper Hesse Park for bikers, rollerbladers and skateboarders.
- (3) With respect to Lower Hesse Park, the City should make a decision on whether it should remain devoted to passive uses or be converted to a combination of passive and active uses.
- (4) Once that decision is made, the City could go through a facilitated design process to develop a plan to improve Lower Hesse Park as either a passive use facility with better landscaping and irrigation, or a combination active use facility with athletic fields surrounded by passive use improvements.



Fred Hesse Jr. Community Park

4. LADERA LINDA COMMUNITY CENTER

32201 Forrestal Drive



Lower field play equipment at Ladera Linda



Ladera Linda Community Center

a. ACQUISITION INFORMATION

The City originally entered into an agreement with the Palos Verdes Peninsula Unified School District to purchase eight parcels of land at the Loma Del Mar School site on June 18, 1979. The Loma Del Mar School site is located west of the Ocean Terraces Condominiums and is now part of the Ocean Trails Golf Course. The City agreed to purchase one parcel from the District each year over an eight-year period. In 1981, the City decided, at the urging of the Ladera Linda neighborhood, to purchase the closed Ladera Linda Elementary School site and let the District keep the Loma Del Mar site.

Funding for acquisition costs came from the Capital Improvement Fund for payments made in years 1983-1986. It is uncertain which funding sources were utilized for payments prior to that time. Probable funding sources were Quimby Act funds, EET and possibly Federal Revenue Sharing.

b. IMPROVEMENTS

The park area is 11.21 acres in size. The City previously leased 22 acres of fields (Portuguese Bend Fields) adjacent to the park from the Palos Verdes Peninsula School District. The School District resumed management of the fields in May 2004.

This former elementary school site's amenities include a parking lot, restrooms, paddle tennis courts, tot lot, playground, and a basketball court. Ladera Linda is also home of the Discovery Room, which features live and static exhibits of local flora, fauna and historic information. Staff and volunteers provide on-site educational programs for a large variety of school, youth and other groups and they conduct docent-led hikes in the surrounding hills of the Forrestal Nature Preserve. This location also has a multi-purpose room and some classrooms that are available for rent for meetings and private parties. A portion of the site, including certain classrooms and a playground area, is leased to a Montessori school. There are excellent views of the cliff face, hillsides, coastline and ocean.

c. DEED RESTRICTIONS

There are no deed restrictions.

d. POTENTIAL USES

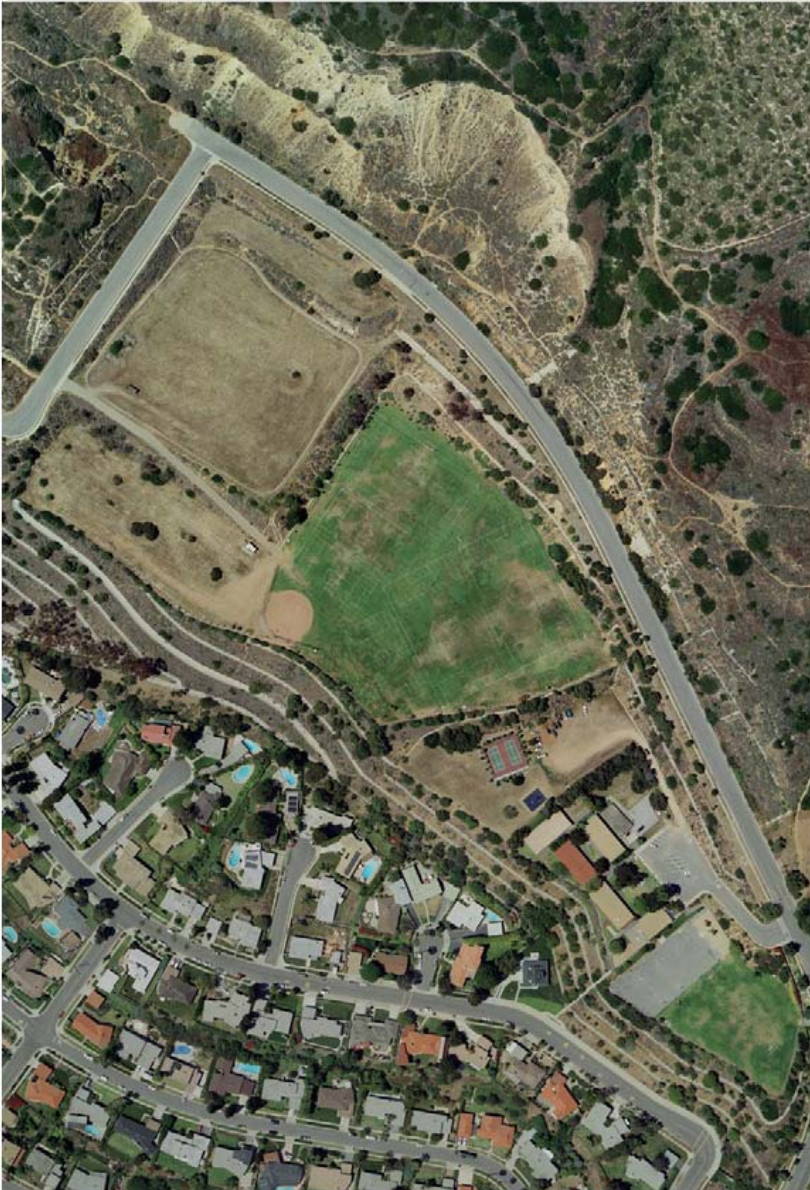
The Task Force recommended that there be no changes or improvements to this park site. Existing buildings that are arranged to facilitate the original use of the property as an elementary school dominate the site. Staff has identified some potential uses for the site, including demolition of some or all of the buildings, which would provide the opportunity to utilize the site much more efficiently—possibly for athletic fields or a new major community park. Another option might be to extensively remodel the existing buildings and improve the parking facilities in order to expand the public's opportunity to use and enjoy this park site.

e. IMPLEMENTATION STRATEGIES

The City should consider whether to leave this park in its current configuration. Another option would be to demolish the existing buildings and convert the area to an expanded park. Should the City wish to study this option further, it should complete a detailed cost-benefit analysis. If the site were converted into an active athletic facility, the City would need to assess the implications of dislocating the staff and volunteers who use these public facilities for a variety of educational and nonprofit programs.

f. ACTION STEPS

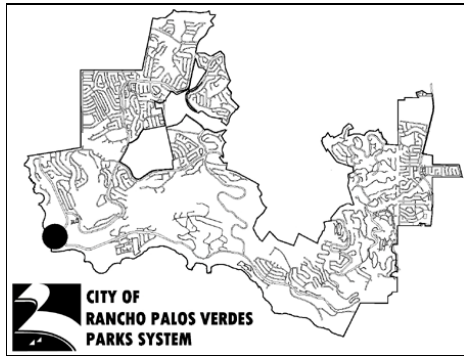
1. Determine whether the existing structures at Ladera Linda should be retained, remodeled or demolished.
2. If the City decides to explore demolition, it should study the potential feasibility of these two options and should conduct a detailed cost-benefit analysis to help the City make its decision.



Ladera Linda Community Center

5. POINT VICENTE INTERPRETIVE CENTER

31501 Palos Verdes Drive West



Exterior of Point Vicente Interpretive Center



Coastal view from the Point Vicente Interpretive Center

a. ACQUISITION

This land was acquired by Los Angeles County at no cost from the Federal Government in 1978. The City entered into a 50-year joint powers agreement with the Los Angeles County Department of Beaches and Harbors (at no annual rental fee) on July 17, 1979. The agreement provided that the City develop and operate the facility under the conditions provided in the Program of Utilization prepared by the County and amended by the City. Following the clean up of lead contaminated soil on the property in 2002, the County deeded this property to the City in May 2004.

b. IMPROVEMENTS

The Point Vicente Interpretive Center (PVIC) site includes approximately 28 acres.

Development of the Interpretive Center and its grounds was completed in March 1983 at a cost of \$1,464, 956 from the following funding sources:

Grant Program

Amount

SB 174 (Roberti-Z'berg) Urban Open Space and Recreation Grant Program	\$126,034
State, Urban and Coastal Bond Act of 1976	\$339,134
Federal Land and Water Conservation Fund	\$675,538
City Recreation Department Development Fund	\$324,000

Point Vicente Interpretive Center opened in 1984 with a mission to present and interpret the unique features and history of the Palos Verdes Peninsula. It offers educational and recreational opportunities along with dramatic coastline vistas. Its location provides spectacular opportunities to view the annual migration of the Pacific gray whale from December through April. The Interpretive Center features exhibits about the area and members of Los Serenos de Point Vicente, the Center's volunteer docent organization, lead tours of the Center and nearby paths and trails. This beautiful park, on the cliffs adjacent to the Point Vicente Lighthouse, is the only location in the City where an outdoor wedding and reception (permit required) may be held. Picnic tables are available, however fires and barbecues are prohibited at this site.

On May 18, 1999, the City awarded a construction contract for the expansion of the Point Vicente Interpretive Center. Shortly after construction was underway, lead-contaminated soil was discovered at the site. It was later determined that the lead probably originated from the operation of a rifle range on the PVIC site. The rifle range apparently was part of the Army installation that served the Nike Missile site and was constructed between 1953 and 1956. The Army Corps agreed to remediate the site and the work was completed in 2002. ***Construction has subsequently resumed and is the expansion is scheduled to be completed by December 2005.***

In March 2003, portions of the grounds adjacent to the Interpretive Center were re-opened to the public. Visitors can picnic, stroll, and whale watch at the site. In addition, a temporary visitors annex was established with on-site staff, a model of the new Interpretive Center, and educational exhibits.

c. DEED RESTRICTIONS

Although the City has acquired this property from the County, staff believes the same deed restrictions that apply to the County for this site will also apply to the City for the transfer of the property and development under the approved federal Program of Utilization.

d. POTENTIAL USES

On January 10, 2004 the City Council authorized filing an application for a state grant to fund an "Outdoor History Museum" on a portion of the Lower Point Vicente site. ***While the grant was not successful, the City recently began an expansion of the existing Interpretive Center from its current 2,500 square feet to approximately 10,000 square feet.*** ~~In addition to the pending grant application, the City is about to undertake a year long project to expand the existing Interpretive Center from its current 2,500 square feet to approximately 10,000 square feet.~~ The majority of the funding for the expansion project is from the County Measure A Bond Act. While the approved environmental documents for the Lower Point Vicente site would eventually include an additional parking lot to accommodate over 100 vehicles, the current expansion plans do not call for additional parking at this time.

e. IMPLEMENTATION STRATEGIES

Now that the City has designated this site as a passive recreation area, a plan needs to be developed to implement the City's vision for this high profile coastal site. Following the completion of the museum expansion project and the full re-opening of the park to the public, the City should also actively pursue creating a trail connection between PVIC and the bluff top trail improvements at Oceanfront Estates which were completed after PVIC was closed in 1999. With the envisioned uses, Lower Point Vicente Park would be an ideal candidate for a Coastal Conservancy grant for development and implementation of a plan for the property. The City should prioritize preparing and submitting a grant request to the California Coastal Conservancy in order to fund the planning process for the site, and identify funding sources and strategies for implementation of the plan.

f. ACTION STEPS

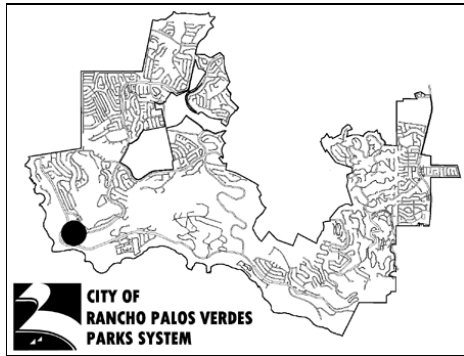
1. Actively pursue the completion of the PVIC expansion project and reopen the park fully to the public.
2. Provide a trail connection between the PVIC property and the bluff top trail at the Oceanfront Estates development to the north.
3. Meet with the California Coastal Conservancy to determine its interest in the proposed project and its vision for the property.
4. If the Coastal Conservancy is interested, the City should work with the Docents to help prepare and submit a grant application for funding to prepare a plan through a public process for the property and develop an implementation strategy. It is conceivable that the City could use the funds it has expended on its Park, Recreation, and Open Space Master Plan update process as a match against the Coastal Conservancy grant.



Point Vicente Interpretive Center

6. UPPER POINT VICENTE/CIVIC CENTER

30940 Hawthorne Boulevard



Tennis court and grounds at Upper Point Vicente Park

a. ACQUISITION

The 65.12 acres of land for this park were acquired from the Federal Government in October 1978 at 100% discount after its use as a NIKE Missile Base was terminated and the General Services Administration (GSA) declared the land surplus. The 8.23 acres, which were designated for Civic Center, were purchased from the GSA in two parcels. A summary of the transactions is shown below:

<u>Site</u>	<u>Cost</u>	<u>Acquisition Date</u>
Park	no cost	October 30, 1978
Civic Center	\$450,000	April 6, 1978
Two-story Building	\$500,000	April 21, 1987

The subject property is bounded on the north by Hawthorne Boulevard, on the south by Palos Verdes Drive West and South, on the west by the Villa Capri condominium project and on the east by the Salvation Army. The entire site is 73.35 acres in size. The City owns in fee title 8.23 acres of relatively level land on the hilltop adjacent to Hawthorne Boulevard.

b. IMPROVEMENTS

There are spectacular views of the ocean and Catalina Island. This is the site of the City's annual July 4th Independence Day Celebration.

The developed portion of the site includes the existing City Hall buildings, a telecommunications monopole, two smaller buildings leased by Palos Verdes on the Net for its computer center and multimedia studio, the Public Works Department's maintenance yard and an informal village green which includes one tennis court and one sand volleyball court. The remaining 65.12 acres of City-owned property is largely undeveloped and generally slopes down towards Palos Verdes Drive, although an approximately 5.5-acre portion adjacent to the Salvation Army facility has been leased for many years to a dry farming operation. By permit, model helicopters are allowed

to be flown at this park site in a designated area surrounding a helicopter pad located near the maintenance yard. The U.S. Coast Guard also owns a 3.93 acre parcel located on the west promontory overlooking the Point Vicente Lighthouse, which is the site of several communications towers and an abandoned WWII-era artillery bunker.

c. DEED RESTRICTIONS

There are no restrictions on the land acquired in fee by the City for Civic Center use.

The parkland is conditioned by deed to allow continuous public access for recreation use in perpetuity. The land may not be sold or transferred to any entity other than another governmental agency and then only with the consent of the Department of Interior. The parkland has an approved Program of Utilization that describes future development. Any change to that Program must be approved by the National Park Service and the State Department of Parks and Recreation. The land may not be leased and any concession agreement for operation of recreational facilities must be approved by the National Park Service and the State Department of Recreation and Parks.

d. POTENTIAL USES

As the site that perhaps garnered the most attention during the public outreach process, the Upper Point Vicente site has been viewed as a resource that could accommodate a number of civic, recreation, and cultural needs. Feedback from those in attendance at the public workshops demonstrated great interest in the site but much controversy regarding specific uses of the site. *On June 29, 2004 at a Joint Workshop with the Open Space, Planning, and Recreation and Parks Task Force, the City Council endorsed the Task Force recommendation that Upper Point Vicente be envisioned as a multi-purpose civic center.*

A significant portion of the Upper Point Vicente site is located within the NCCP boundary. However, as of this writing, the precise delineation of that boundary and the articulation of any buffering requirements associated with the NCCP boundary have yet to be resolved. Before a program of uses can be decided upon for the Upper Point Vicente site, the NCCP boundary and buffering requirements need to be determined. Where those delineations are made is likely to have a profound impact on what uses can and cannot be accommodated on the Upper Point Vicente site. *A more precise delineation of the NCCP boundary has since been determined and a preliminary review indicates that the elements incorporated in Option 1 below are compatible with the NCCP boundaries although further study of the plan's dimensions and buffer requirements is merited.* Therefore, until these boundary and buffering delineations are made, there are a number of optional improvement programs that could be considered for the Upper Point Vicente site. They are as follows:

Option 1: As Proposed by the Task Force (the Conceptual Plan is shown on the following page)

- Remodeled City Hall Complex
- Relocated Maintenance Yard
- Underground Parking
- Gymnasium and Pool Complex
- Village Green

- Band Shell with Stage
- Art Center
- Baseball and Soccer Fields
- Volleyball/Handball/Tetherball/Paddle Tennis Courts
- Trail Heads to Access Open Space

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Option 2: As Civic and Cultural Center

- City Hall Complex with Council Chamber
- Possible School District Administrative Offices
- Maintenance Yard
- Art Center
- Amphitheater/Band Shell
- Village Green
- Trail Heads to Access Open Space

Option 3: As Civic Center and Recreation Center

- City Hall Complex with Council Chamber
- Possible School District Administrative Offices
- Maintenance Yard
- Gymnasium Complex (possibly with pool)
- Baseball/Softball/Soccer/Football Fields
- Trail Heads to Access Open Space

Option 4: As Civic Center and Open Space Access

- City Hall Complex with Council Chamber
- Possible School District Administrative Offices
- Amphitheater
- Village Green with Picnic and Viewing Areas
- Trail Heads to Access Open Space

Two areas of Upper Point Vicente are currently being evaluated as possible locations for Girls' Softball fields. If the City decides to develop one or both of these areas, the impact on the four options presented here would need to be analyzed.

Of the options presented, the public outreach process indicated broad support for Option 1. The chart on the following page is an excerpt from the summary report on the public opinion telephone survey conducted by Fairbank, Maslin, Maullin & Associates in 2003 regarding the residents' preference for specific development proposals on the Upper Point Vicente property.

e. IMPLEMENTATION STRATEGIES

The first priority in resolving the future of Upper Point Vicente is to obtain a precise interpretation of the NCCP boundary and any buffering requirements that will limit or prohibit certain land uses adjacent to the NCCP boundary. The tighter that boundary is drawn around the bluff, the more options will be feasible for future use of the site.

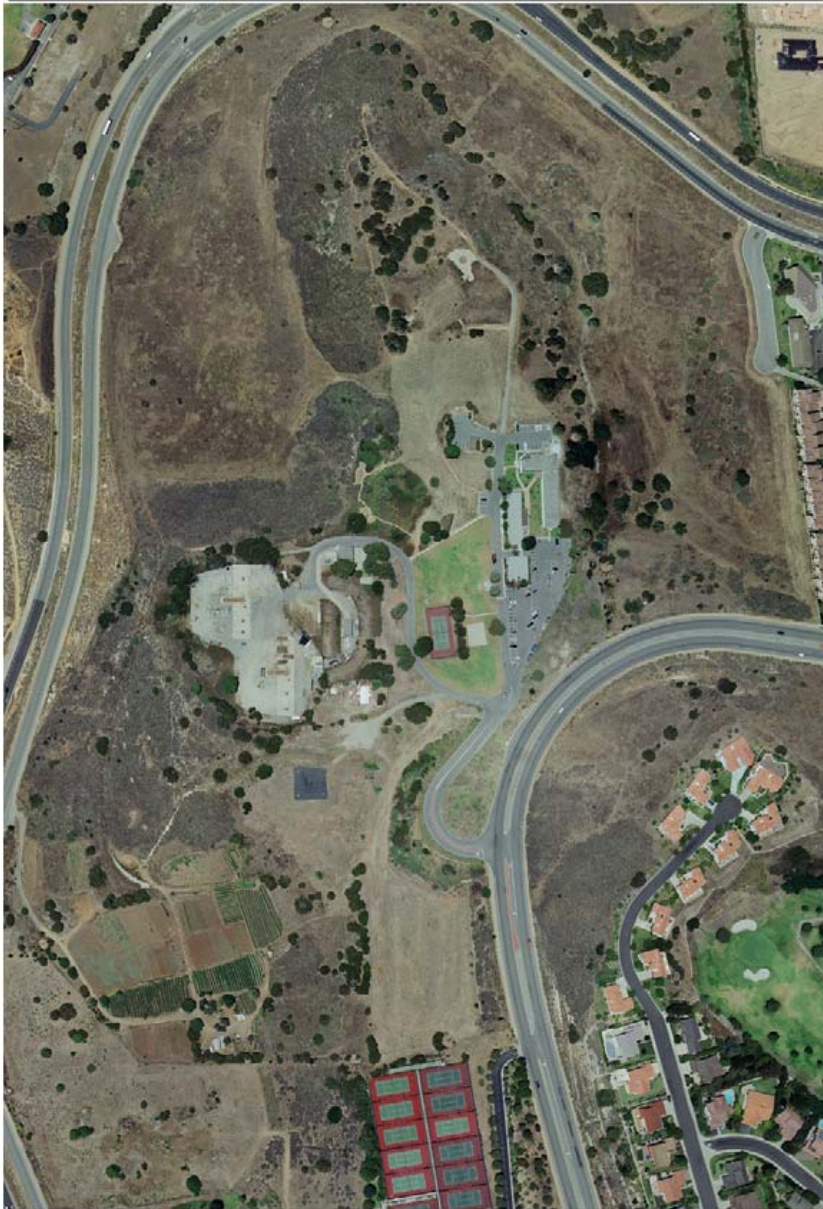
Once that boundary is delineated, the City could then decide to undertake a planning and feasibility study to determine what uses and configurations of uses would be able to fit within the available developable area. Since this is one of the most highly visible sites in the City, the public planning process will need to be an open and transparent one facilitating maximum community involvement and resolving the future design of the park. This is yet another project

that may be ideally suited for a Coastal Conservancy grant and the City might consider applying for such a grant utilizing the funds it has already spent on the planning process as a match to that grant.

The future potential development of the site is also dependent on whether the City decides to designate this property as a location for Girls' Softball. This decision will also need to be made before planning for the property is pursued any further.

f. **ACTION STEPS**

1. Determine the precise layout of the NCCP boundary and the buffering requirements for the Upper Point Vicente site. **Note: NCCP boundaries determined, however further study is merited.**
2. Determine whether Girls' Softball fields will be provided on the Upper Point Vicente site, and if so, in what configuration. **Note: Subsequent Council actions have narrowed Girls Softball fields to Hesse Park and Ryan Park.**
3. Once the NCCP boundary and buffers are resolved, proceed with a public planning process to resolve the future use and design of Upper Point Vicente Park, including a new round of public outreach efforts.
4. Consider applying for a Coastal Conservancy grant to cover the cost of the public planning process for Upper Point Vicente.
5. Consider partnering with outside non-profit organizations to fund and build recreational and/or cultural facilities on the Upper Point Vicente site, including but not limited to the Palos Verdes Art Center, YMCA, and Zenith Aquatic Program.



Point Vicente Civic Center & Park

Table 9: Support for Specific Proposals for the Development of a Civic, Recreational and Cultural Center on Upper Point Vicente Park, City Hall

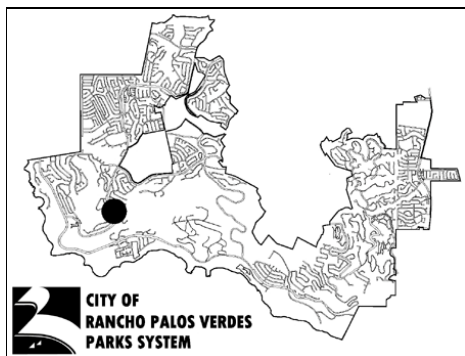
Proposals for Civic Center	Strongly Favor	Total Favor	Total Oppose	Need More Info/Don't Know
Creating trail heads leading to hikes through the natural open space below Point Vicente Park	49%	80%	15%	5%
Creating a village green with gardens and walkways	38%	69%	25%	6%
Building an outdoor swimming pool	32%	64%	31%	5%
Building a multiple sport gymnasium with basketball and volleyball courts	30%	59%	33%	8%
Adding more outdoor athletic courts for tennis, sand volleyball, basketball, and handball	29%	63%	31%	6%
Adding playing fields for soccer, baseball, and other field sports	29%	59%	34%	7%
Building an indoor swimming pool	28%	56%	40%	4%
Building a band shell with lawn setting	26%	60%	29%	11%
Renovating the current City hall with modern office spaces and more public meeting spaces*	26%	57%	29%	14%
Including weight and exercise rooms in the multi-sport gymnasium	25%	54%	39%	7%
Providing a dog-run park	25%	52%	41%	7%
Building a new City hall with modern offices and more public meeting spaces*	20%	47%	44%	9%
Building a subterranean parking garage	19%	39%	50%	11%

*Split Sample

Source: The Report of Findings, based on a telephone survey of 500 respondents, was prepared by Fairbank, Maslin, Maullin & Associates for the City of Rancho Palos Verdes Parks & Recreation & Open Space Community Survey conducted in 2003.

7. ROBERT E. RYAN COMMUNITY PARK

30359 Hawthorne Boulevard



Children's playground at Ryan Park



Tot lot at Ryan Park

a. ACQUISITION

This is the City's first park and was purchased from the County for one dollar in 1974 shortly after the City's incorporation.

b. IMPROVEMENTS

The park is 11.61 acres in size.

This park features a community building with a small activity room and patio that are available for rent, a tot lot, playground, picnic areas with barbecues, grassy fields, and a baseball diamond. Views from this park are superior, and the mature trees add to the atmosphere.

c. DEED RESTRICTIONS

The property must be utilized in perpetuity for public recreation purposes. Should the City fail to do so, the deed specifies that the property be transferred back to the County of Los Angeles Department of Parks and Recreation.

d. POTENTIAL USES

The Task Force recommended additional parking and water fountains at Ryan Park. The park could accommodate more athletic fields if some trees were removed and portions of the property were re-graded.

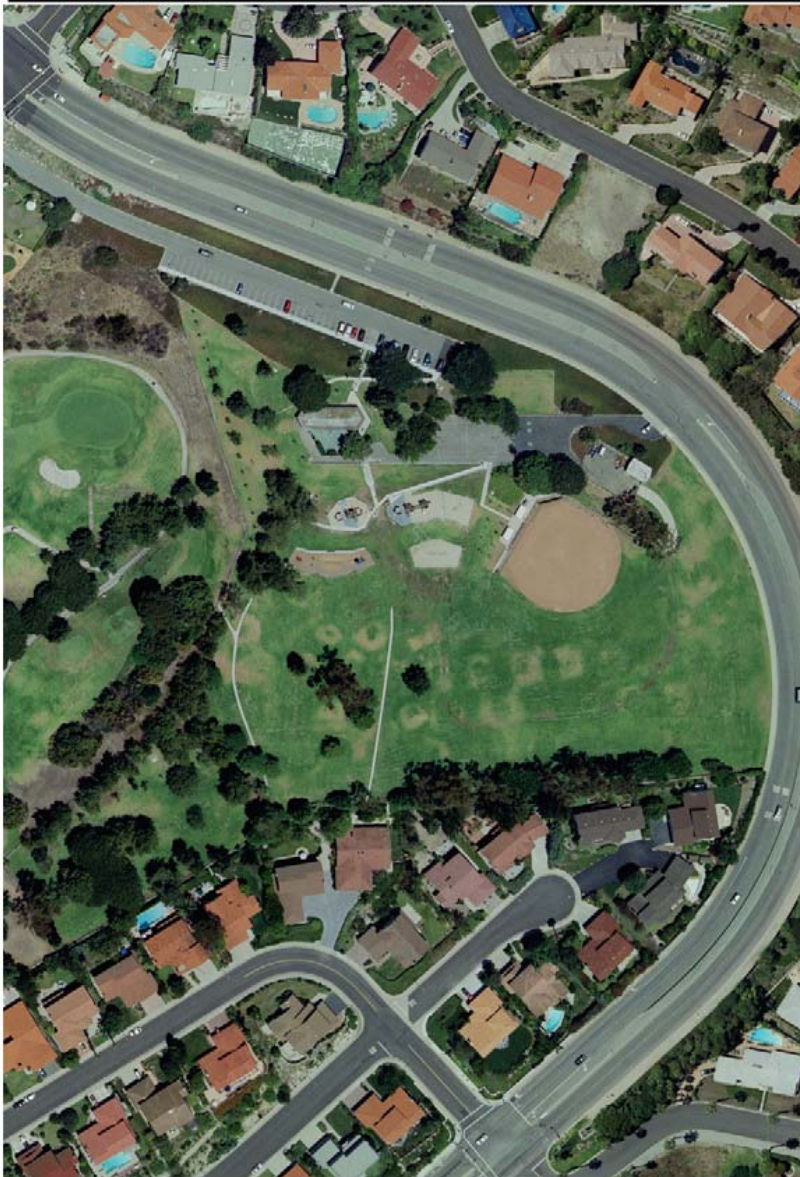
The City's recent feasibility study of potential sites for additional Girls' Softball fields revealed that an additional softball field could be developed most cost effectively at Ryan Park. *After further study, however, the estimated cost of developing a field at Ryan Park has risen. However, parking would need to be expanded to serve a second field. Additional study of parking impact due to the potential addition of a second field may be necessary.*

e. IMPLEMENTATION STRATEGIES

The City should consider how it could expand parking facilities at Ryan Park and prioritize these proposed improvements along with all other proposed park and recreation improvements. Expanding parking facilities would require extensive grading and the City should weigh the expense of adding these improvements against potential benefits. As for the option of removing some trees to accommodate more athletic fields, the City should initiate a public planning process to resolve the design of the park if the City chooses to pursue that option.

f. ACTION STEPS

1. Analyze the immediate need, physical implications, and cost of providing additional parking and water fountains at the park.
2. Determine whether the City wants to pursue adding athletic fields at Ryan Park. If so, proceed with the public planning process for the park. *Recent Council actions have narrowed a potential girls' softball site list down to Hesse Park and Ryan Park.*

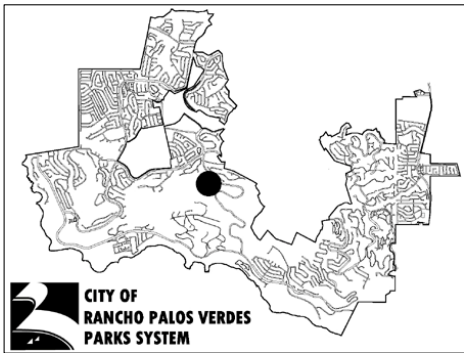


Robert E. Ryan Community Park

C. CITY PARKS WITH LIMITED FACILITIES AND USES

1. DEL CERRO PARK

#2 Park Place



Majestic trees at Del Cerro Park

a. ACQUISITION INFORMATION

This property was acquired from the Federal Government on October 30, 1978 at 100% discount at the same time the City acquired Point Vicente Park and the Civic Center. The parcels formerly supported a radar installation that was abandoned at about the same time the City incorporated. In 2002, the city acquired the open space parcel surrounding this park site through a County tax-defaulted property auction. The cost of the additional parcel was \$18,215.61 and was paid for with City General Funds.

b. IMPROVEMENTS

The developed portion of the park is 3.94 acres in size and is surrounded by 17.44 acres of open space. Use of the open space is limited by very steep topography.

The existing development was completed in 1983 in conjunction with the development of the Park Place Tract. Construction costs were \$39,000 funded through the Quimby Act assessments for the tract.

There are panoramic views of canyons, coastal headlands, ocean and offshore islands from this site, and a flat grassy play area. It is landscaped with clusters of mature trees and has a safety fence just below the bluff to restrict access to the canyon below without blocking the views. There is a parking lot, but no restrooms.

By permit, non-motorized model airplanes are allowed to be flown at this park site.

c. DEED RESTRICTIONS

The park must remain open for public use in perpetuity for recreation purposes. The park may not be fenced, sold or leased except to another governmental agency with the concurrence of the Department of the Interior. Amenities were constructed under an approved Program of Utilization. Any additional amenities must follow that Program of Utilization or be approved by the National Park Service and the State Department of Parks and Recreation.

There are no deed restrictions on the park's open space, but it is currently zoned Open Space Hazard (OH) and a portion is proposed to be included in the City's NCCP preserve area.

d. POTENTIAL USES

The Task Force recommended that restrooms, picnic tables, a tot lot and play equipment should be added to this facility. They also suggested that installing barbeques, benches, water fountains and trailhead markers and providing maps could improve the site. However, the surrounding neighborhood has previously resisted attempts to install restrooms and picnic areas in Del Cerro Park.

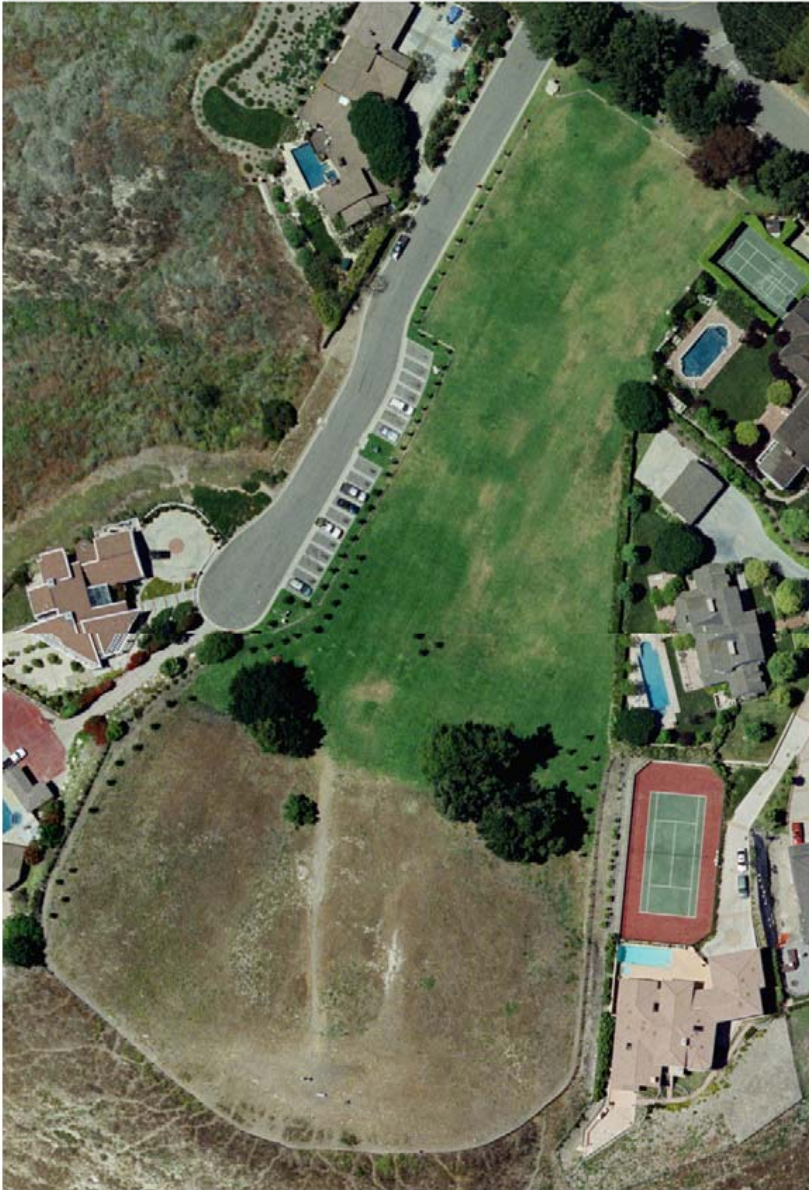
Although a portion of the open space is proposed to be part of the NCCP preserve area, it may provide public access connections between the developed portion of Del Cerro Park and the proposed Portuguese Bend Nature Preserve.

e. IMPLEMENTATION STRATEGIES

Given neighborhood resistance to similar proposals for improvements made in the past, it is likely that a plan that involves the placement of restrooms, picnic tables, tot lot, etc. will need to go through a public process that would involve the neighborhood as well as other park patrons. In addition, the trailhead and public access improvements to connect to the proposed Portuguese Bend Nature will need to be analyzed in conjunction with the Public Use Management Plan that will be prepared in conjunction with the NCCP.

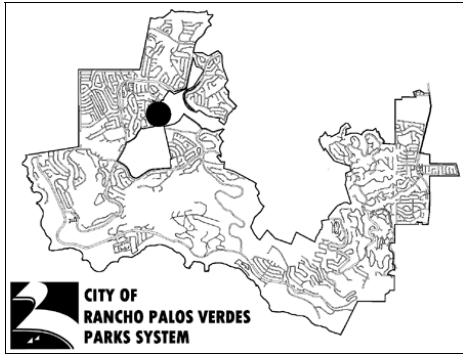
f. ACTION STEPS

- 1) If deemed appropriate, the City may choose to pursue a public process to create a plan for the park that would include public restrooms, picnic tables, a tot lot as well as an established trail head to the Portuguese Bend Nature Preserve.
- 2) Consider amending the Municipal Code to allow hang gliding and parasailing from Del Cerro Park, subject to a City permitting process.
- 3) No additional lighting at Del Cerro Park.



Del Cerro Park

2. DON C. WALLACE RADIO RANCH MUSEUM PARK



The rolling lawn of the Wallace Radio Ranch Museum Park

a. ACQUISITION INFORMATION

This 32,000 square foot property was received as three parcels in satisfaction of the Quimby Act upon development of the Wallace Ranch Tract. The property was originally intended as a radio museum with funds for the improvement of the museum to be raised by the Wallace Radio Ranch Museum Foundation. When the required funds were not raised, the property became a neighborhood park maintained by the Wallace Ranch Homeowners Association.

b. IMPROVEMENTS

There are no improvements to the 0.75-acre property other than turf and an irrigation system.

c. DEED RESTRICTIONS

Proceeds from any sale of the land must be returned to the Quimby Fund for future parklands acquisition or park development.

d. POTENTIAL USES

The property has been maintained for many years by the adjacent homeowners association and is considered, by them, to be a private open space. There may be an opportunity for practice fields, particularly for soccer, football, lacrosse and other field sports that do not require the installation of permanent facilities. Should the City be successful in negotiating the use of this area for practice fields, the Task Force also recommends that the perimeter fencing be modified and City park signage added to make this look less like private property.

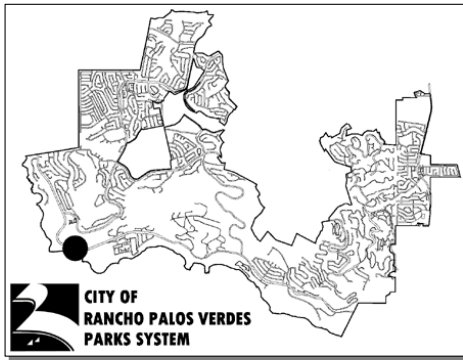
e. IMPLEMENTATION STRATEGIES

While this small area of turf may be conducive to accommodating a practice field for soccer, football, or lacrosse, the fact that it is privately maintained complicates matters. If the City decides that this is a resource that can provide much needed fields, it could approach the Wallace Ranch Homeowners Association to determine their interest. In doing so, the City should be prepared to be asked to assume the cost and responsibilities for managing and maintaining the site instead of the homeowners.

f. ACTION STEPS

- (1) Meet with the Wallace Ranch Homeowners Association to determine whether they would agree with active recreational use of the park property and what their potential concerns are.
- 2) Consider whether to modify the fencing to provide access points from Armaga Springs Road and/or provide park signage to make it apparent that this is a public park.

3. POINT VICENTE FISHING ACCESS



Paved parking lot at Point Vicente Fishing Access

a. ACQUISITION INFORMATION

The City acquired this property from Los Angeles County through a grant deed in May 2004 at no cost.

b. IMPROVEMENTS

This 10.5-acre site features a paved parking lot, a restroom building, and an improved trail to the shoreline.

c. DEED RESTRICTIONS

This property must be utilized solely for public park and recreational use.

d. POTENTIAL USES

With the future development of the Long Point Resort Hotel, the developer is required to expand this park by 2.2 acres, improve the fence and public restrooms, increase the size of the existing off-street parking lot by 50 spaces, and maintain all improvements. This park will provide a connection to the bluff top trail network that will be built in conjunction with the development of the resort.

e. IMPLEMENTATION STRATEGIES

Make sure the developer fulfills their obligation to expand and improve this park in conjunction with their resort hotel project.

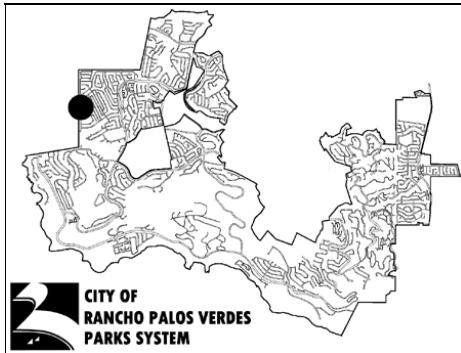
f. ACTION ITEMS

None proposed.

D. SMALL PASSIVE USE PARKS

1. CLOVERCLIFF PARK

28801 Golden Meadow Drive



Path through Clovercliff Park

a. ACQUISITION INFORMATION

This acreage was donated by Mr. and Mrs. Czeslaw Mackiewicz and Mr. And Mrs. James Gehris on March 30, 1978.

b. IMPROVEMENTS

The park improvements were constructed and dedicated in 1983 in conjunction with the development of Fred Hesse Park. Cost of the improvements was \$19,500 provided by the Parks and Recreation Fund.

This peaceful 7,718 square foot vest pocket park has a path, is landscaped, and features seating on the large rocks. There is a distant ocean view.

c. DEED RESTRICTIONS

The land was donated under the condition that it be used as a view park only. No playground equipment, barbecue equipment, or picnic tables can be installed.

d. POTENTIAL USES

None proposed by the Task Force.

e. IMPLEMENTATION STRATEGIES

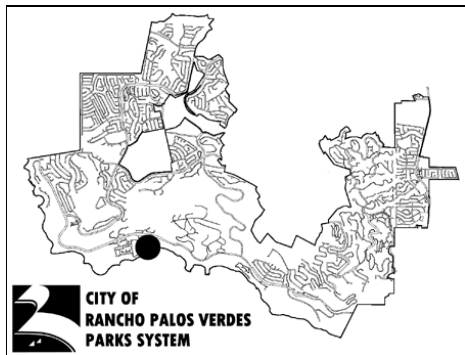
Given these deed restrictions and the fact people enjoy the park as it is, no implementation strategies are suggested.

f. ACTION STEPS

- (1) Encourage the City of Palos Verdes Estates to preserve the land abutting this park as open space to provide access between the two communities and protect the existing view.

2. FRANK A. VANDERLIP, SR. PARK

6500 Seacove



Landscaping at Vanderlip Park



Ocean view from Vanderlip Park

a. ACQUISITION INFORMATION

This property was deeded to the City in 1986 in satisfaction of conditions of development of the T&T Tract.

b. IMPROVEMENTS

The park improvements were provided under the Quimby Act requirements for the T&T Tract. The park was accepted as complete by the City Council on August 5, 1986. A blufftop safety railing was added later by the City. This park provides an access point to a bluff top trail that runs along the rear property lines of the homes developed in conjunction with the T&T Tract.

Improvements on this 4.77-acre site include benches, a safety fence at the cliff edge, and landscaping. Unobstructed views of the ocean, headlands and islands are the main attraction at this park.

c. DEED RESTRICTIONS

Proceeds from any sale of park property must be returned to the Quimby Fund for future purchase of parkland or development of park amenities.

d. POTENTIAL USES

Leave as is.

e. IMPLEMENTATION STRATEGIES

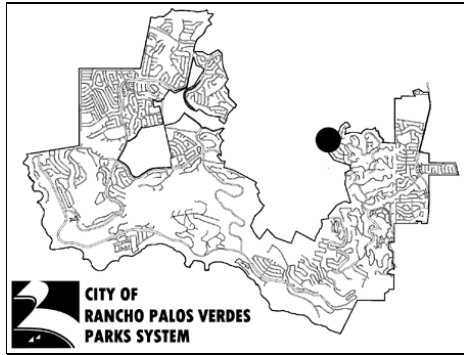
None proposed.

f. ACTION STEPS

- (1) Improve the quality and maintenance of the landscaping.
- (2) Consider acquisition of the vacant lot north of the park and of the Bay Club beach access parcel to improve coastal access in this area of the coastline. *Palos Verdes Estates has since sold that adjacent public lot to a private developer.*

3. MARTINGALE TRAILHEAD PARK

22 Martingale Drive



Overhead view of Martingale Trailhead Park.

a. ACQUISITION INFORMATION

This parcel was purchased on January 28, 1978 at a cost of \$46,392. The source of the funding is unknown. It was later designated for construction as a trailhead park and for the establishment of easements for a fifteen-foot wide equestrian trail that traverses this parcel as well as Lots 20 and 21 of the same tract.

b. IMPROVEMENTS

The site is approximately an acre in size and is located in an Equestrian Overlay District.

Park improvements were completed and the park was dedicated in 1990.

This trailhead provides access to a trails system serving the Cities of Rancho Palos Verdes, Rolling Hills, and Rolling Hills Estates. Both hikers and equestrians utilize this park. Improvements include landscaping, a tri-level drinking fountain which serves horses, humans and small animals, a mounting block, and a seating rock.

c. DEED RESTRICTIONS

None

d. POTENTIAL USES

None proposed by the Task Force.

e. IMPLEMENTATION STRATEGIES

None proposed.

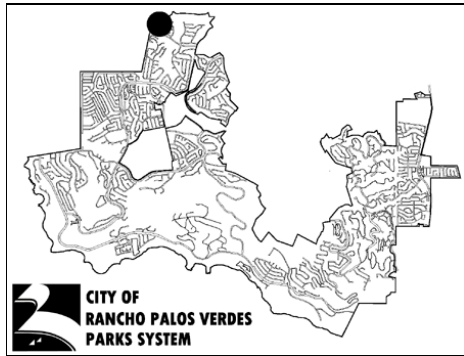
f. ACTION STEPS

- (1) Improve maintenance or replace existing California peppertree with a more appropriate species or remove.

E. UNDEVELOPED PARK PROPERTIES

1. GRANDVIEW PARK

6000 West Ironwood Street



Open field and a walking path at Grandview Park.

a. ACQUISITION INFORMATION

This property was acquired in three parcels. Two were purchased from the Palos Verdes Peninsula Unified School District at a cost of \$434,286, and one from the Norfolk Machine Company for \$35,000. The funds for the purchase were probably from the Capital Improvement Fund. The Norfolk Machine Company parcel provided access to the site from Montemalaga Drive.

b. IMPROVEMENTS

The property is 17 acres in size.

There are no improvements on the property.

c. DEED RESTRICTIONS

It does not appear that there are any deed restrictions on the property.

d. POTENTIAL USES

In addition to the current and obvious use of this property as open space, there are other active recreation uses that could be established on this site, although at a significant cost. Grandview Park is also being studied for its feasibility for accommodating Girls' Softball fields. ***On June 29, 2004 the City Council excluded the use of Grandview Park from consideration as a site for girls' softball fields.***

The Task Force suggested small soccer fields and restrooms on the flat areas. They also suggested that trail access, bike trails, and skateboard facilities should be considered. Although significant grading would be required and access, parking, and neighborhood opposition would have to be considered, this site has the most potential for athletic fields of all City-owned properties. The Task Force also recommended that the canyon areas on the east and west edges of the site, with a strip along the northern edge of the park to connect the two canyons, be

preserved within the NCCP. ***Currently the entirety of Grandview Park is outside of the NCCP boundary.***

Another option to consider is the possibility of leasing or selling the property for residential development. Funds generated could be utilized for the purchase of open space, development of recreation facilities on other sites, and for other public purposes.

e. IMPLEMENTATION STRATEGIES

Since this park offers the largest opportunity to develop much needed active use recreation facilities, development of the site would create an opportunity to meet the community's active use recreational needs. However, because of the site's topography and the fact that it is completely undeveloped, any future development of the site will require significant grading and construction of utility connections, which will add significantly to the cost of developing this park site. The City should undertake a public planning process involving recreation enthusiasts, the City, and neighborhood residents to determine whether a design developed to meet the recreational needs of the community while addressing the neighbors' needs for privacy and buffering. If the City decides it does not want to pursue development of Grandview Park, or if the City abandons planning for active recreation at Grandview Park due to opposition, it might consider leasing or selling the site for residential development and use the revenues to acquire more open space or improve other park facilities.

f. ACTION STEPS

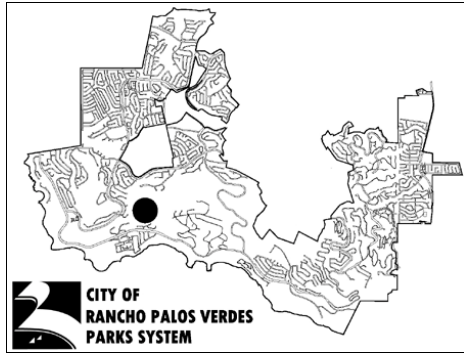
- (1) Considering the likely costs for development of Grandview Park, including costs associated with new athletic fields as well as more passive recreational uses, such as biking, skateboard facilities, etc, the City should determine whether or not it wants to proceed with the planning process for Grandview Park.
- (2) If the City is interested in proceeding, it should pursue the development of a plan for Grandview Park through a public process that would engage recreational user groups and neighborhood residents.
- (3) While the Task Force does not recommend the sale of any existing City parkland, if the City is not interested in proceeding with planning active recreation for Grandview Park, it might consider surplussing the property and using the proceeds to assist with the implementation of other recommendations of the Park, Recreation, and Open Space Strategic Plan.
- (4) Until the site is developed, modify the annual disking of the property to include smoothing an informal walking and off-road bicycle trail around the edge of the knoll.



Grandview Park

F. OPEN SPACES AND NATURE PRESERVES

1. BARKENTINE NATURE PRESERVE



Habitat within the Barkentine Nature Preserve

a. ACQUISITION INFORMATION

This property was purchased from the Palos Verdes Portuguese Bend Land, LLC in August 2001. The cost of the property was \$3,887,154 and was funded by Measure A and County Park Bonds.

b. IMPROVEMENTS

The property is approximately 98 acres in size. The Barkentine Nature Preserve is located on the western side of the proposed Portuguese Bend Nature Preserve and is zoned Residential, one unit per acre (RS-1) with a small amount of Open Space Hazard (OH). The property contains native habitat and is heavily used by hikers and equestrians. Its habitat corridors are deemed essential for maintaining stable populations of California Gnatcatchers and Cactus Wren. There is great potential for habitat restoration.

c. DEED RESTRICTIONS

Funds utilized for the purchase of this property restrict the use of the land for open space purposes.

d. POTENTIAL USES

This property is identified as open space and is included in the NCCP. The City should consider improving the public trails on the property, including providing a bridge or other trail connection between the Barkentine Nature Preserve and the existing public trail on the Peninsula Pointe Tract to the west.

e. IMPLEMENTATION STRATEGIES

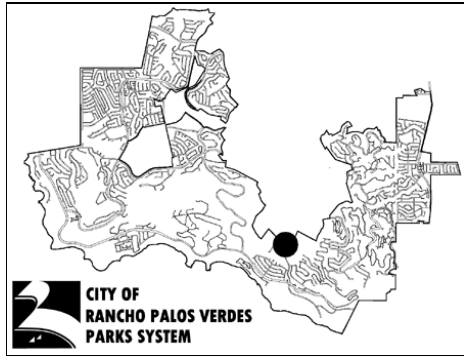
None proposed.

f. ACTION STEPS

- (1) Restore and maintain existing hiking trails on this property.

- (2) Pursue completion of a bridge connecting the existing dedicated trail on the adjacent Pointe View property to the trail network on the Barkentine Nature Preserve. ***Estimated cost of this project is \$20,000.***

2. FORRESTAL NATURE PRESERVE



Hilly terrain in the Forrestal Nature Preserve

a. ACQUISITION INFORMATION

The property was acquired from the Diamond Brothers Three Partnership in December 1996. The total cost of the property was funded through two revenue sources:

Los Angeles County Regional Park and Open Space District	\$4,300,000
California Wildlife Conservation Board	\$3,400,000

b. IMPROVEMENTS

The property is 157.77 acres in size.

There are some trails that exist on the property as well as a paved road and significant drainage structures remaining from a proposed subdivision. The City and the Palos Verdes Peninsula Land Conservancy have entered into an agreement for the operation and maintenance of the property. The Land Conservancy is actively engaged in habitat restoration and trail repair activities on the property. The Forrestal Steering Committee will oversee these efforts.

c. DEED RESTRICTIONS

The property is limited to open space uses.

d. POTENTIAL USES

The Forrestal Steering Committee is currently studying the uses for this property. The Committee is made up of representatives from the Palos Verdes Peninsula Land Conservancy, local homeowners associations, the equestrian community, the Native Plant Society, and Rancho Palos Verdes City staff and other interested residents of the City. The property is included in the NCCP Preserve area.

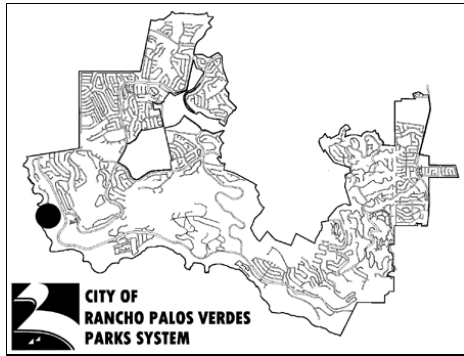
e. IMPLEMENTATION STRATEGIES

Implementation strategies should be determined once the final recommendations are made by the Forrestal Steering Committee for the Preserve and adopted by the City Council. ***On March 12, 2005 the City Council adopted the Forrestal Management Plan and a management agreement between the City and the Palos Verdes Peninsula Land Conservancy.***

f. ACTION STEPS

- (1) Action steps should be determined once the Forrestal Steering Committee process is complete.

3. OCEANFRONT PARK



The trails at Oceanfront

a. ACQUISITION INFORMATION

Approximately 142 acres were acquired through dedication as a condition of the development of the 79-lot Oceanfront Estates subdivision. The dedications were made under the Quimby Act.

b. IMPROVEMENTS

Included in the 142 acres are approximately 71 acres of ocean bluff. At the top of the bluff and extending the full length of the ocean frontage of the development are approximately 47 acres of open space served by a trail system and a public parking lot. An additional 24 acres of restored native habitat is also included in the project.

c. DEED RESTRICTIONS

The dedicated property can only be utilized for park and/or open space purposes since it was dedicated to the City to meet parkland requirements.

d. POTENTIAL USES

None proposed by the Task Force.

e. IMPLEMENTATION STRATEGIES

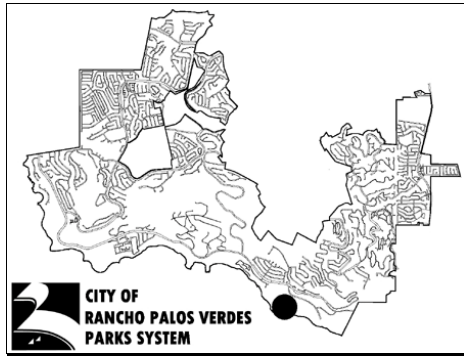
Consider working with the Oceanfront Estates neighborhood to determine their interest and willingness to have a public restroom constructed near the public parking lot at Oceanfront Estates to serve coastal trail users. Currently, the site is served by a portable restroom. If the neighbors' reception is positive, consider applying for a Coastal Conservancy grant to build a public restroom to serve those using the coastal access.

f. ACTION STEPS

- (1) Meet with the Oceanfront Estates neighborhood to determine their interest in a public restroom to serve trail users.
- (2) If there is an interest, apply for and process a Coastal Conservancy grant to design and construct the restroom facilities.

- (3) Build a bridge connecting the bluff top trail at Oceanfront Park to the grounds of the Point Vicente Interpretive Center at the earliest possible opportunity. ***This recommendation is planned to be implemented. \$20,000 has been requested in the next budget cycle to fund this project.***
- (4) Add signage indicating the name of the park.

4. OCEAN TRAILS PARKS AND OPEN SPACE



Beach access trails at Ocean Trails

a. ACQUISITION INFORMATION

The Ocean Trails open space and parkland has not yet been dedicated to the City due to the landslide that impacted the golf course's 18th hole in 1999. The proposed dedication includes approximately 78 acres of open space, much of which has been restored with native vegetation. In addition, there are three developed park sites that total 17.7 acres. The property will be dedicated to the City as mitigation for the development of the golf course and 75 homes.

b. IMPROVEMENTS

The Ocean Trails public land has walking and biking trails along the bluff as well as access to the ocean. The public trails are improved with safety fencing, trail signage, and seating rocks. There are two public parking lots and public restrooms as well as other amenities such as a gazebo and benches. The public land also features habitat preserve; three passive parks, including two entry parks, Sunset Point Park and Catalina Vista Park; as well as the 5-acre Ocean Trails Park located at bluff's edge.

c. DEED RESTRICTIONS

The open space areas have conservation easements and cannot be used for any purpose other than passive open space. The developed parklands are limited to recreation and open space uses.

d. POTENTIAL USES

No uses were proposed by the Task Force.

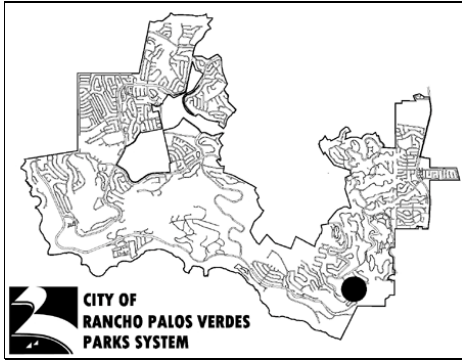
e. IMPLEMENTATION STRATEGIES

None proposed.

f. ACTION STEPS

None proposed.

5. PALOS VERDES DRIVE EAST SWITCHBACKS



The switchbacks along Palos Verdes Drive East

a. ACQUISITION INFORMATION

This property was received in satisfaction of the conditions of the Quimby Act in conjunction with the development of the Seacliff Hills Tract.

b. IMPROVEMENTS

The property is 94.15 acres in size.

There are no improvements to the property which is zoned Open Space Hazard. In conjunction with the Ocean Trails project, the developer has enhanced 11 acres of native vegetation on the site.

c. DEED RESTRICTIONS

Proceeds from any sale of property must be returned to the Quimby Fund for future purchase of parklands or development of park amenities.

d. POTENTIAL USES

Although the Task Force did not propose any uses for this site, it is included in the NCCP plan as open space. The Task Force recommended restoring areas with additional native vegetation.

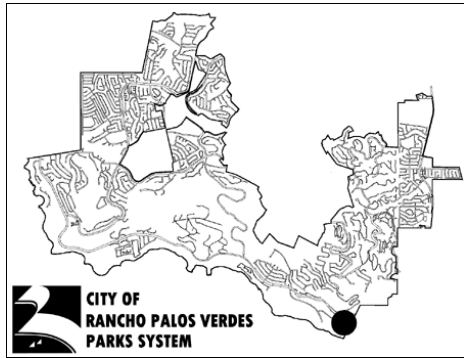
e. IMPLEMENTATION STRATEGIES

None proposed.

f. ACTION STEPS

- (1) Continue to improve habitat on this park site.

6. SHORELINE PARK



Habitat and trails at Shoreline Park

a. ACQUISITION INFORMATION

The property was acquired from the County of Los Angeles by quitclaim deed in November 1997.

b. IMPROVEMENTS

The size of the property is 52.76 acres.

The property is a re-vegetation site for the mitigation of the adjacent Ocean Trails project. Approximately 41 acres will be restored with native vegetation. There is a system of trails and a few tables and benches near the bluff edge. Safety fencing along the length of the bluff top was installed in 2002.

c. DEED RESTRICTIONS

The property is restricted for use for natural vegetation and wildlife habitat conservation, protection, and preservation and for maintenance of open space and view preservation. The majority of the property is covered by conservation easements.

d. POTENTIAL USES

The property is identified as open space and is included in the NCCP.

e. IMPLEMENTATION STRATEGIES

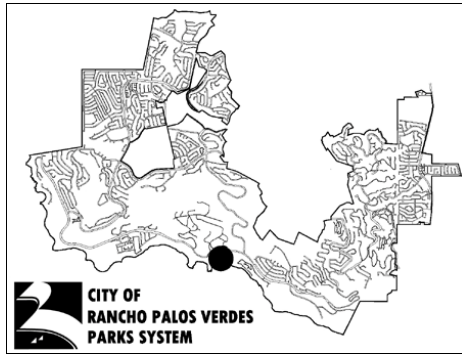
None proposed.

f. ACTION STEPS

None proposed.

7. ARCHERY RANGE

Palos Verdes Drive South



Archery Range

a. ACQUISITION INFORMATION

The City of Rancho Palos Verdes Redevelopment Agency acquired the Archery Range from Transamerica Development Company (former owner of the Portuguese Bend Beach Club) on January 13, 1987 in conjunction with the recording of Parcel Map No. 17161 (Lot No. 1).

b. IMPROVEMENTS

The Archery Range is 45.15 acres in size. In 1990, the City granted Conditional Use Permit No. 152 and Coastal Permit No. 84 to the South Bay Archery Club to use the property on a temporary basis as an outdoor roving archery range. This use had been displaced from its previous location on the north side of Palos Verdes Drive South when the City substantially regraded this area as part of a landslide abatement project in 1986. The Archery Club has made minimal improvements to the property in conjunction with the CUP, including the placement of targets, warning signage, benches and small shade structures.

c. DEED RESTRICTIONS

There are no deed restrictions. However, the property is located within the most active portion of the Portuguese Bend Landslide and experiences nearly constant land movement. As a result, the property is not suitable for permanent structures or unregulated public access.

d. POTENTIAL USES

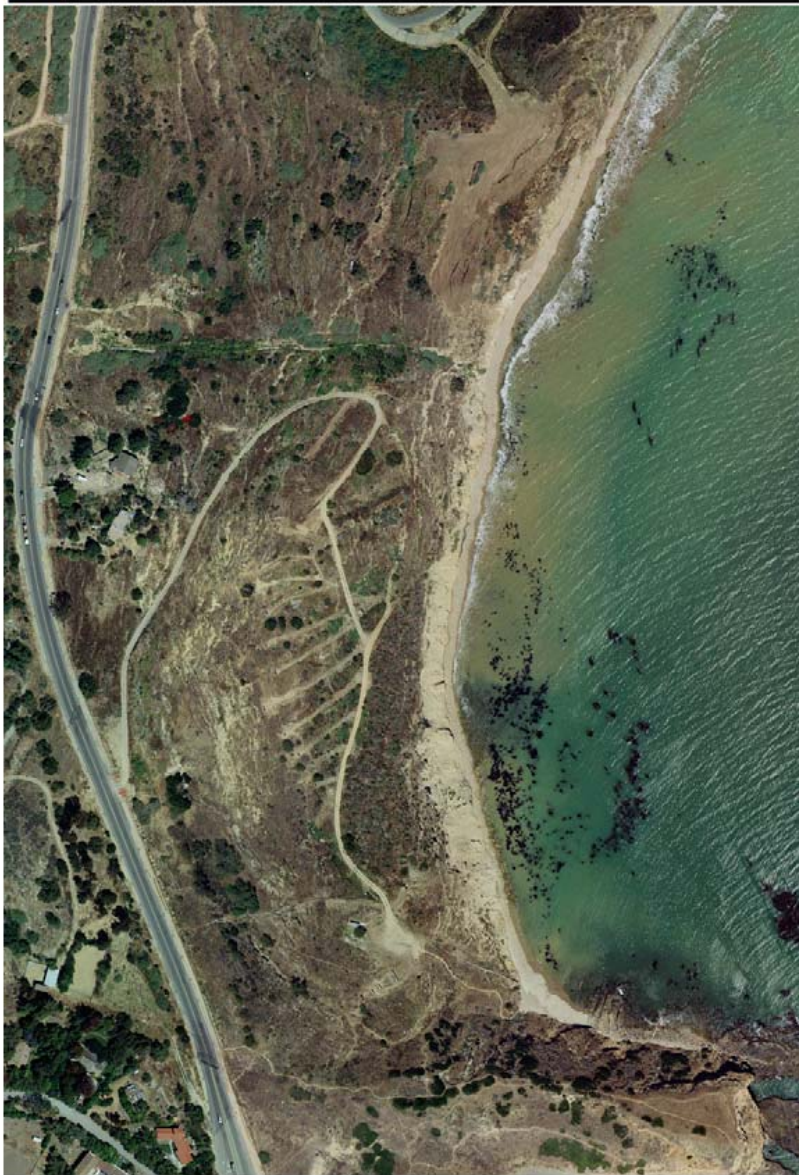
None proposed.

e. IMPLEMENTATION STRATEGIES

None proposed.

f. ACTION STEPS

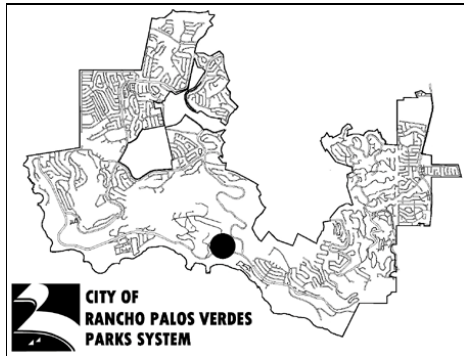
None proposed.



Abalone Cove Shoreline Archery Range

G. OTHER CITY PROPERTIES

1. CHERRY HILL LOTS



A partial view of the lots on Cherry Hill Lane

a. ACQUISITION INFORMATION

Located in the active Portuguese Bend Landslide area, six of the Cherry Hill lots were purchased when the City moved Palos Verdes Drive South back into its original easement in 1988. The cost of the six lots was \$154,800. The lots are owned by the RDA and were probably purchased with General Funds loaned to the RDA. The six lots include:

APN 7572-004-900 acquired on 6/3/88 (18,499 sq. ft.)
APN 7572-004-901 acquired on 4/26/89 (15,028 sq. ft.)
APN 7572-004-902 acquired on 4/26/89 (14,309 sq. ft.)
APN 7572-004-903 acquired on 4/26/89 (19,240 sq. ft.)
APN 7572-004-904 acquired on 9/28/90 (15,437 sq. ft.)
APN 7572-007-900 acquired on 3/15/90 (29,172 sq. ft.)

On June 28, 2001 the City acquired a seventh lot through a tax sale. The cost of the lot was \$2,977.84. The lot is described as:

APN 7572-004-023 (19,510 sq. ft.)

b. IMPROVEMENTS

The lots are unimproved, however, at least one lot has dewatering facilities on a portion of the property.

c. DEED RESTRICTIONS

None, although the lots are in the building moratorium area and are zoned Open Space Hazard (OH).

d. POTENTIAL USES

If the City is able to acquire more of the undeveloped lots on Cherry Hill Lane in the future, the properties could potentially be added to the adjacent proposed Portuguese Bend Nature Preserve or used in conjunction with the proposed City Equestrian Park.

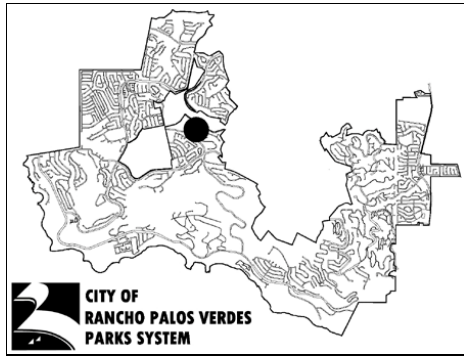
e. IMPLEMENTATION STRATEGIES

Continue to acquire more of the undeveloped lots on Cherry Hill Lane on an opportunistic basis to potentially expand the proposed nature preserve or accommodate a City Equestrian Park.

f. ACTION STEPS

- (1) Acquire the additional undeveloped lots on Cherry Hill Lane as they become available.

2. CRESTRIDGE PROPERTY



View of a portion of the Crestridge Property

a. ACQUISITION INFORMATION

The 19.54-acre parcel was purchased from the Palos Verdes Land Holding Company for \$687,500 in March 2000 as part of an Exclusive Negotiating Agreement with Indian Ridgecrest Gardens LLP for construction of Senior Affordable Housing. The purchase amount came from the Redevelopment Agency's Housing Set-Aside Fund. A total of \$702,392 was used to purchase the property from the current owner, to reimburse Indian Ridgecrest Gardens for the two deposits which it made towards the purchase price (which was deducted from the purchase price), and to pay for the appraisal, the ATLA fee, and other costs associated with the closing of the escrow to purchase the property.

b. IMPROVEMENTS

The property is unimproved and is zoned Open Space Hazard and Institutional.

c. DEED RESTRICTIONS

The use of City housing set-aside funds limits the use of the property to include an element of affordable housing.

d. PROPOSED USES

On November 12, 2003, the Task Force unanimously approved the Crestridge Property Ad Hoc Subcommittee's recommendation that the Crestridge parcel be preserved as open space. The Task Force was open to allowing the future developer of the abutting parcel to make any lot line adjustments that may be necessary to accommodate their project, provided that the remaining undeveloped land be dedicated to the City as permanent open space and that the developer set aside approximately two acres of its property for a senior center site and accommodate trails per the Conceptual Trails Plan. *Currently there is a development proposal for a senior housing project with an affordable housing component on this property, with provisions for a senior center, parks, and trails.*

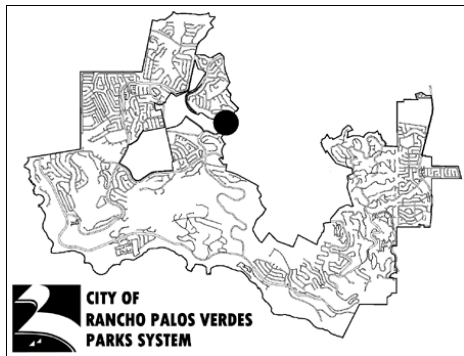
e. IMPLEMENTATION STRATEGIES

The City may wish to consider the Task Force recommendations during future development proposals on this site.

f. ACTION STEPS

1. The City may wish to consider the Task Force's recommendations for the Crestridge Property, especially the proposed seniors center for which there is strong public support.

3. McKAY PROPERTY



Steep hillside on the McKay Property

a. ACQUISITION INFORMATION

The McKay Property was donated in 1994 to the City by the family of James McKay. The property is 2.05 acres in size and is currently zoned Commercial Professional. The McKay family also dedicated the abutting parcel at the corner of Silver Spur Road and Crenshaw Boulevard to the City of Rolling Hills Estates in 1994.

b. IMPROVEMENTS

None. The property is mostly a steep hillside and has no practical use except visual open space.

c. DEED RESTRICTIONS

None known.

d. POTENTIAL USES

None proposed by the Task Force.

e. IMPLEMENTATION STRATEGIES

None proposed.

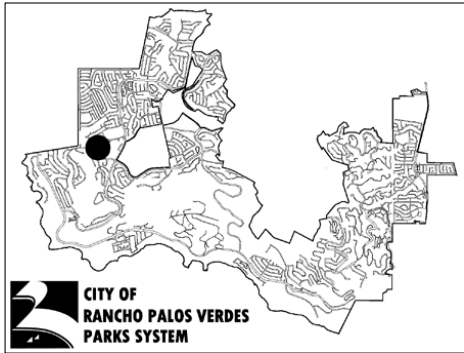
f. ACTION STEPS

- (1) Enhanced landscaping and/or habitat restoration on the property.

H. OPEN SPACE BEING ACTIVELY PURSUED FOR ACQUISITION

The following three parcels have been identified by the City Council for acquisition. The total estimated acquisition cost is \$27 million.

1. Agua Armaga Canyon



Agua Armaga Canyon

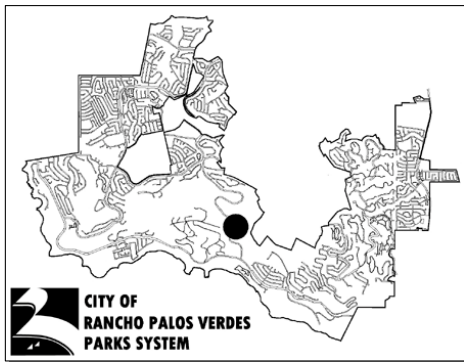
Area: 38.94 acres

Cost: Estimated at about \$300,000

Owner: Palos Verdes Land Holdings IV

Description: Undevelopable canyon with some of the finest native habitat on the Peninsula. Currently zoned Open Space Hazard (OH). Home for California Gnatcatchers. Key connections to the Palos Verdes Peninsula Land Conservancy's Lunada Canyon Preserve. Preservation will allow active management to assure preservation of habitat and species.

2. Portuguese Bend Landslide

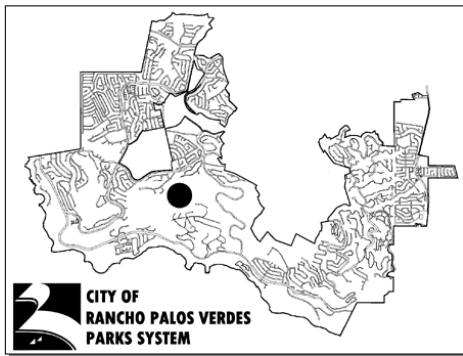


Portuguese Bend Landslide

Area: 423.95 acres
Cost: Appraised at about \$39,000/acre
Owner: Palos Verdes Portuguese Bend Land, LLC
Description: Includes a portion of active landslide as well as land that is currently stable. Property zoned Residential, one unit per acre (RS-1) and Open Space Hazard (OH). The property is within the boundaries of the City's Landslide Moratorium Area. A portion is listed as developable in all versions of NCCP map; owner has suggested portions may be stable enough for homes and golf course. Contains outstanding habitat and heavily used by hikers and equestrians; contains habitat corridors deemed essential for maintaining stable populations of California Gnatcatchers and Cactus Wren. Great potential for habitat restoration. High priority for preservation by the Palos Verdes Peninsula Land Conservancy and local environmental groups.

The Task Force recommended that a portion of this site commonly referred to as The Sandbox be utilized as an Equestrian Park if this parcel is acquired. The current design of the NCCP Preserve Area excludes this portion of the property from being within the preserve.

3. Middle/Upper Filiorum



Middle/Upper Filiorum

Area: Approximately 250 acres
Cost: Appraised at about \$39,000/acre.
Owner: York Long Point Associates
Description: The majority of the property is included in the City's Landslide Moratorium Area and the land has remained stable in this area. Property zoned Residential, one unit per acre (RS-1) with a small amount of Open Space Hazard (OH) in the upper portion. Contains outstanding habitat and heavily used by hikers and equestrians; contains habitat corridors deemed essential for maintaining stable populations of California Gnatcatchers and Cactus Wren. Great potential for habitat restoration. High priority for preservation by the Palos Verdes Peninsula Land Conservancy and local environmental groups.

III. PRIORITIES

A. Priorities

The activities of the Open Space Planning, and Recreation & Parks Task Force over the last two years has led to a number of ideas and recommendations that would need to be prioritized to meet immediate, short-term, mid-term, and long-term needs of the community. Given today's challenging economic times, the City will need to deploy its financial resources carefully and thoughtfully to address those needs in a cost-effective way. Once these priorities are resolved, the City may wish to establish a phasing plan outlining action steps in increments of one year, two to three years, three to six years, and six to ten years.

The following list of priorities is based on staff's interpretation of the data gathered through the process to date:

1. **Purchase Portuguese Bend Nature Preserve.** Acquisition of the Portuguese Bend Nature Preserve is a high priority for the City and the Palos Verdes Peninsula Land Conservancy.
2. **Complete expansion of the Point Vicente Interpretive Center.** Completing the expansion of the Point Vicente Interpretive Center is a high priority for the City.
3. **Resolve the future of the Upper Point Vicente site.** As perhaps the site that generated the most interest during the public outreach process, the future use and design of this highly visible, spectacular site needs to be resolved. In order for this to happen, the City needs to conclusively determine the precise location of the NCCP boundary and any buffering requirements that would be required adjacent to that boundary, as well as the fate of Girls' Softball fields, before it can decide on appropriate uses and the design and organization of those uses on the site. ***The NCCP's boundaries have since been determined, although any development on this site would merit further review. As of this report's submission, Council is looking at Hesse Park and Ryan Park as potential girls' softball field sites.***
4. **Refine the design of the Lower Point Vicente site.** With the Council's recent direction that Lower Point Vicente should be devoted to passive use and open space uses, the City should seize the momentum of that decision and proceed with the planning process to refine the design of Lower Point Vicente as a cultural, agricultural and educational passive use park.
5. **Continue searching for sites that could be feasibly developed with softball fields.** Since this has been cited as an unmet recreation need in Rancho Palos Verdes, the City's efforts to examine its parks and recreation facilities for their feasibility as softball sites should continue. ***As of this report's submission, Council is looking at Hesse Park and Ryan Park as potential girls' softball field sites. Mayor Clark is also in negotiations with the Sanitation District for the possible use of Eastview Park for fields on a short-term basis.***

III. APPENDICES

Appendix A



R R M D E S I G N G R O U P

Creating Environments People Enjoy

Rancho Palos Verdes Public Outreach and Needs Assessment Process Summary Report on Results

*December 15, 2003
Revised January 12, 2004*

I. Introduction

This brief report outlines the findings, conclusions, and recommendations associated with the public outreach process and the Global Needs Assessment conducted as part of the City of Rancho Palos Verdes' efforts to update its Park, Recreation, and Open Space Master Plan. It is also intended to accompany the various reports that have been developed on each aspect of this process including the report on results on the telephone public opinion survey as prepared by Fairbanks, Maslin, and Maullin and its reports on the two public workshops conducted in Rancho Palos Verdes. Each of those work products have their own findings and conclusions. As such, the report will attempt to summarize what we have learned from the process as a whole to date.

II. Executive Summary

Based on our evaluation of all of the data we have reviewed on this project, and after reviewing the results of the key stakeholder interviews, the two public workshops, and the conclusions of the Global Needs Assessment, we offer the following findings and conclusions:

- There is very strong support for the preservation of open spaces in and around the community of Rancho Palos Verdes and for expanding the amount of land in Rancho Palos Verdes that should be devoted to open space uses, particularly in the Portuguese Bend area.

- While strong support remains for open space preservation even if it were to require new taxes, there is not the level of support necessary today to get the two-thirds majority required for a bond issue to raise funds for open space acquisition.
- There is also fairly strong support for improving park and recreation facilities, but it is not as strong as the level of support for open space preservation.
- The City is blessed with a significant amount of preserved open space and exceeds its own acreage standard of 4 acres of parkland per 1000 population.
- The existing park and recreation facilities, particularly those associated with active use ball fields, soccer fields, and athletic fields managed by school districts appear to be operating at capacity. According to the entities that manage or use the facilities, they are stretched to the limit and are not able to keep up with the demand of recreational users.
- While there is acreage that could be made available to expand active use recreation opportunities in such areas as Lower Hesse Park and Lower Point Vicente, there is neighborhood and some community opposition to developing these sites with further active use recreation facilities.
- There is strong division within the community on the future use of Lower Point Vicente, and to date the community has resisted a compromise to develop the site with a combination of reduced active use recreation facilities and open space uses.
- Given a stark choice of whether to preserve parklands as open space or to develop with active use recreation facilities, it would appear that the community would prefer preservation over recreation. However, 51% of the respondents in the telephone survey supported the development of playing fields.
- The only locations that are strongly supported for new active use recreation facilities are at Ladera Linda and Upper Point Vicente, and there is strong support for the development of a multi-use recreational, cultural, and civic complex on the Upper Point Vicente site.

III. Key Stakeholder Interviews

As part of the strategy to reach out to the community of Rancho Palos Verdes in updating the City's Parks Master Plan, RRM conducted a battery of key stakeholder interviews with a wide variety of institutional, recreational, community, and open space preservation interests in the community during March and April of 2003. These sessions were largely conducted one-on-one, although some organizations were represented by multiple individuals. The purpose of these meetings was to obtain candid input from those most involved in recreation and open space preservation including City staff, the Palos Verdes Peninsula Land Conservancy, the Palos Verdes Art Center, the Los Serenos de Point Vicente Docents, the YMCA, the Peninsula Unified School District, Peninsula Seniors, the Equestrian Committee, AYSO soccer, Palos Verdes Peninsula Girls Softball, and the Peninsula Youth Sports Council.

These sessions shed considerable light on the issues that have been encountered in developing an update for the City's Parks, Recreation, and Open Space Master Plan. From these interviews, we

were able to glean significant information on a variety of topics related to parks, recreation, and open space in Rancho Palos Verdes.

A. From City staff we learned:

1. Of paramount concern in updating the Parks Master Plan are the issues of funding sources for improvements and long-term maintenance activities.
2. The maintenance facilities located on Upper Point Vicente could be relocated to a different portion of the property but they probably need to remain on the Upper Point Vicente site.
3. The planning of the Upper Point Vicente site will have to be done in close conjunction with the NCCP.
4. The City would consider partnership opportunities with recreation organizations and the school district to stretch public dollars further.

B. From open space and trails advocates we learned:

1. There is strong community-wide support for open space preservation and for expanding the amount of permanently preserved open space in the City through acquiring properties in the Portuguese Bend area.
2. There is strong support for limiting acquisition of open space to the Portuguese Bend area rather than pursuing other sites that might distract from the acquisition and protection of these lands.
3. The activities of the Palos Verdes Peninsula Land Conservancy in the interest of open space preservation is working fine, i.e., "If it ain't broke, don't fix it."
4. The docents want to reserve the entirety of the Lower Point Vicente site for open space and cultural uses including dry farming, interpretive exhibits focused on native vegetation and Native Americans, etc. They do not support any active use recreation at Lower Point Vicente.
5. There is support for an equestrian park in the Portuguese Bend area as well as for the ability to use trail systems by road cyclists.

C. From recreation advocates we learned:

1. The City's existing park and recreation facilities, particularly active use fields, are stretched to the maximum and are not keeping up with recreational demands.
2. There is strong interest on the part of many sports enthusiasts to expand the number of fields and active recreation opportunities.

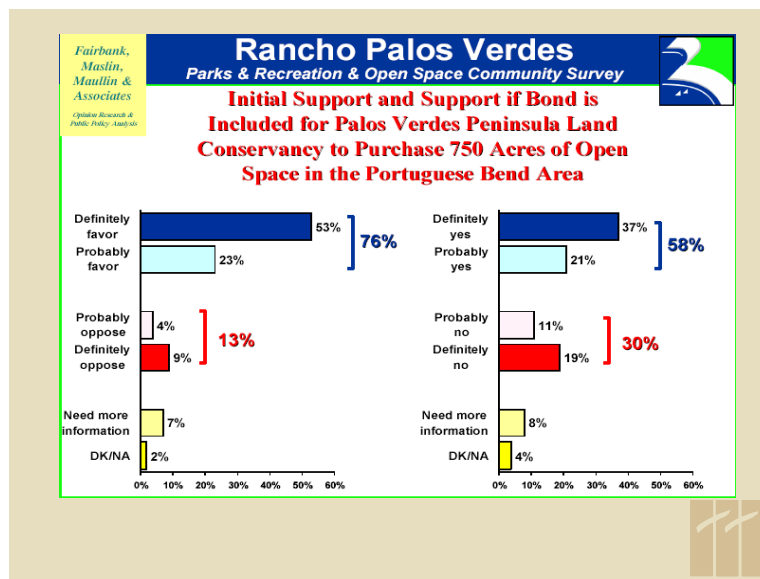
3. Recreation enthusiasts have been very active in proposing girls' softball, and soccer and football fields at a variety of the City's parks, but they have met with stiff neighborhood resistance to some of them.
 4. The YMCA is interested in helping build and manage a major athletic facilities complex including pools and gymnasium on the Upper Point Vicente site.
- D. From cultural advocates we learned:
1. There is strong interest on the part of the Art Center to develop a new art museum on the Upper Point Vicente property near the missile silo that would be funded by the Art Center with no financial obligations to the City.
 2. There is strong support for a senior center in the Crestridge area.
 3. There seems to be strong support for exterior cultural exhibits to be incorporated in a future plan for Lower Point Vicente.

At the conclusion of these meetings, it became apparent there were going to be overlapping interests and conflicts between those who want to preserve open spaces and those who want to develop certain portions of open space for active use recreation. It also became apparent that most of the attention and effort would probably need to be spent on resolving plans for Upper Point Vicente, Lower Point Vicente, and to a lesser degree, Lower Hesse Park.

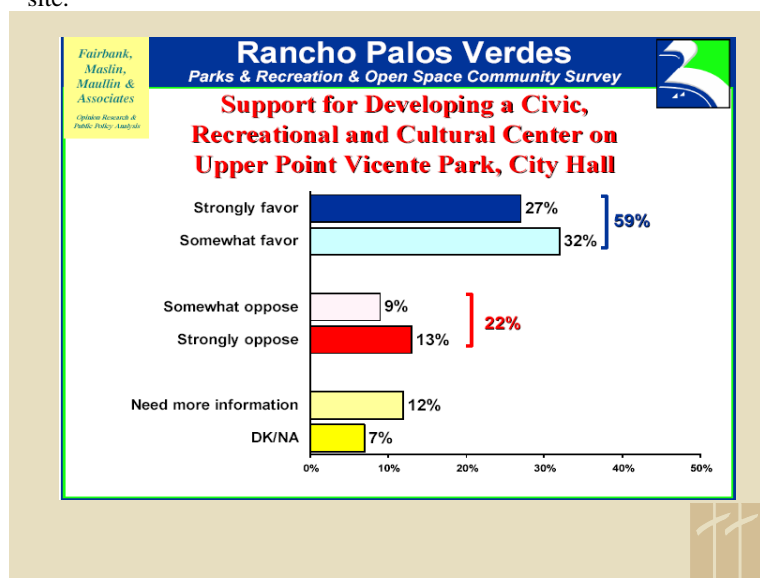
IV. The Telephone Survey

The firm of Fairbanks, Maslin, and Maullin completed a telephone public opinion survey between June 22 and July 6, 2003. A report on the findings of that survey, dated June 22, July 1–2, and July 6, 2003, outlines the detailed findings associated with this survey. The conclusions shown in this section are intended to complement, rather than repeat, the findings of that report, particularly as they relate to parks, recreation, and open space in Rancho Palos Verdes.

- A. The telephone survey revealed strong support for open space preservation and for acquiring an additional 750 acres of open space in the Portuguese Bend area with 76% of the residents supporting it. However, that support drops to less than 60% if the acquisition of that open space is predicated upon approval of a local bond issue—at least a two-thirds majority is required for approval of such bond measures.



- B. There appears to be strong support from nearly six out of every ten residents for developing a recreational/civic/cultural center complex on the Upper Point Vicente site.

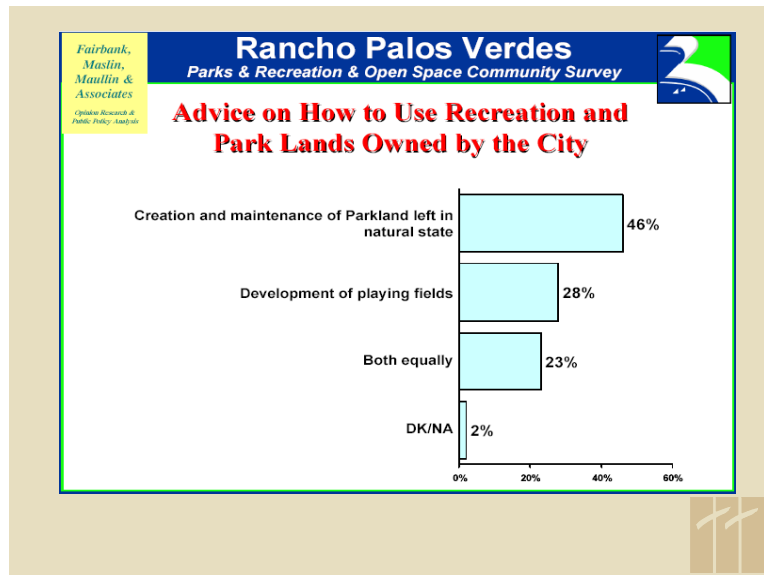


Rancho Palos Verdes Parks & Recreation & Open Space Community Survey				
Support for Specific Proposals for the Development of a Civic, Recreational and Cultural Center on Upper Point Vicente Park, City Hall				
Ideas for Civic Center	Strongly Favor	Total Favor	Total Oppose	Need More Info/ Don't Know
Creating trail heads leading to hikes through the natural open space below Point Vicente Park	49%	80%	15%	5%
Creating a village green with gardens and walkways	38%	69%	25%	6%
Building an outdoor swimming pool	32%	64%	31%	5%
Building a multiple sport gymnasium with basketball and volleyball courts	30%	59%	33%	8%
Adding more outdoor athletic courts for tennis, sand volleyball, basketball, and handball	29%	63%	31%	6%
Adding playing fields for soccer, baseball, and other field sports	29%	59%	34%	7%
Building an indoor swimming pool	28%	56%	40%	4%

Rancho Palos Verdes Parks & Recreation & Open Space Community Survey				
Continued:				
Ideas for Civic Center	Strongly Favor	Total Favor	Total Oppose	Need More Info/ Don't Know
Building a band shell with lawn setting	26%	60%	29%	11%
Renovating the current city hall with modern office spaces and more public meeting spaces*	26%	57%	29%	14%
Including weight and exercise room in the multi-sport gymnasium	25%	54%	39%	7%
Providing a dog-run park	25%	52%	41%	7%
Building a new city hall with modern offices and more public meeting spaces*	20%	47%	44%	9%
Building a subterranean parking garage	19%	39%	50%	11%

- C. The telephone survey did focus upon questions from a community-wide perspective and questioned respondents on what the future use of the Upper Point Vicente site should be. However, there was no set of questions regarding the Lower Point Vicente site, the site that seems to be generating the most conflict and interest in Rancho Palos Verdes.

- D. Results indicate that if given a stark choice about whether to acquire land to protect it as open space, or to develop it as active use parkland, the nod would go to open space over playing fields 46% to 28%. However, in a totally volunteered response, 23% of respondents felt that both open space and playing fields should be pursued equally, revealing that 51% of respondents supported active use recreation in some form.



The telephone survey provides much more detailed and subtle information on a wide variety of questions that should be consulted by those desiring more detailed information on the findings and conclusions derived from that survey.

V. **Public Workshops**

RRM Design Group conducted two public workshops during 2003, one on June 23, 2003 that was devoted to Issue Identification, Priority Setting, and Design Brainstorming, and another on September 24, 2003 to review and provide feedback on Alternative Concept Plans for Upper Point Vicente and Lower Point Vicente. The reports on each of those workshops dated July 1, 2003 and October 1, 2003, should be consulted for a more detailed breakdown of findings, conclusions and recommendations.

Whereas the telephone survey was used to obtain statistically valid “anonymous” input from residents of Rancho Palos Verdes on its park, recreation, and open space resources, the public workshops brought out the activists on these issues. Both sessions were well attended with 77 attending the first, and more than 100 attending the second.

The workshops revealed strong community support for open space preservation and that the issues associated with the Upper Point Vicente and the Lower Point Vicente sites would be the dominant topics in updating the Parks, Recreation, and Open Space Master Plan. They also revealed that while there is strong public support for constructing specific recreation and cultural facilities on the Upper Point Vicente site, there remains deep division within the community on the future of Lower Point Vicente and an apparent unwillingness to compromise on a plan that would blend open space and interpretive uses with active recreational uses.

A. Public Workshop #1

The first public workshop conducted on June 23, 2003, was devoted to an issue identification, and priority setting exercise as well as a facilitated design brainstorming session for Upper and Lower Point Vicente. The greatest amount of interest generated at this session was on the issue of what to do with the Lower Point Vicente site with open space preservationists and recreation enthusiasts divided on whether to provide any sports fields on the site. The future of the Upper Point Vicente site drew significant attention and there was clear public support for a recreation facilities complex on the site along with a significant open space and trails component.

B. Public Workshop #2

The second public workshop was devoted to presenting and obtaining feedback on two alternative concept plans for the Upper Point Vicente site and a compromise concept plan for the Lower Point Vicente site. The Docents and their supporters continued to advocate for no active use recreation on Lower Point Vicente, while recreation enthusiasts wanted more active recreation, i.e., more ball fields, than the amount shown on the compromise plan. While there was more support than opposition for the compromise plan, the intensity of feelings as expressed by its detractors reveals a resistance to compromise on Lower Point Vicente. By contrast, the Civic/Recreation Facilities option for Upper Point Vicente, which included a gymnasium and pool complex, a remodeled civic center, some sports fields, and parking structure, enjoyed the strong support of workshop attendees.

C. Findings and Conclusions

Prior to presenting and obtaining feedback on the alternatives, RRM went through a PowerPoint presentation outlining the findings of the telephone survey and our own research into the City's parks, recreation, and open space resources.

Based on the City's standard of 4 acres per thousand population, the City should have approximately 172 acres of parkland to serve its present population of 43,000 people. With nearly 300 acres of area designated as parklands, the City comfortably exceeds its criteria. However, it appears that the City only has about 65 acres that are devoted

to active use recreation. The City has a great amount of acreage devoted to permanent open space preservation, and the community is actively supporting acquiring an additional 750 acres of open space through acquisitions in the Portuguese Bend area being pursued by the local Palos Verdes Peninsula Land Conservancy.

While some of the City's parks and open space areas could physically accommodate active use recreation improvements at Lower Hesse Park, Lower Point Vicente, and Ladera Linda, there is strong neighborhood resistance to expanding active use recreation at Lower Hesse Park, and there is deep community division on whether to provide softball diamonds on Lower Point Vicente. Only Ladera Linda seems to enjoy public support to expand the active use recreation, although improvements would be limited primarily to soccer fields.

In conclusion, the public workshops have been extremely helpful in shedding light on community attitudes, particularly with respect to Upper Point Vicente and Lower Point Vicente. The Task Force has recommended a plan for Upper Point Vicente that is consistent with the public support for improvements to this key site, but in a narrow vote they took a position against the compromise plan for Lower Point Vicente. The Task Force will continue to study this property.

Because there appears to be an acute need for more ball fields to meet the growing recreational needs of the community, we prepared and presented a compromise plan for Lower Point Vicente that involved combining the ideas of the Docents with two softball fields. However, the community remains fiercely divided on this issue, and there appears to be little openness to a compromise. Therefore, the City will need to decide whether it should strive to better meet its demands for park and recreation facilities in Rancho Palos Verdes or whether to maximize natural open space preservation.

The City Council needs to weigh in on the issue of what direction it wants to go with the future of the Lower Point Vicente and Upper Point Vicente sites. Once we can obtain a clear direction on these issues, we can then move forward with preparing a Draft Parks, Recreation, and Open Space Master Plan.

Appendix B

List of Interviewed Stakeholders

In April 2003, RRM Design Group Consultant Keith Gurnee interviewed a number of individuals, Rancho Palos Verdes staff, and representatives of organizations who have an interest in the City's recreation, parks, and open space resources. A list of the stakeholders who were interviewed is included below:

- AYSO Soccer
- Concerned Off-Road Bicyclists Association
- Dean Allison, Public Works Director, City of Rancho Palos Verdes

- Dennis McLean, Finance Director, City of Rancho Palos Verdes
- Greg Pfost, Deputy Director of Planning, Building, & Code Enforcement, City of Rancho Palos Verdes
- Heels on Wheels
- Horsemen's Association
- Les Evans, City Manager, City of Rancho Palos Verdes
- Los Serenos de Point Vicente Docents
- P.V. Football & Cheer
- Palos Verdes Art Center
- Palos Verdes Peninsula Girls Softball League
- Palos Verdes Peninsula Land Conservancy
- Palos Verdes Peninsula Unified School District
- Peninsula Seniors
- Peninsula Youth Sports Council
- Project Good Sense
- Rancho Palos Verdes Equestrian Committee
- San Pedro & Peninsula YMCA

Appendix C

NRPA Park Classification Definitions

Play lots: small areas intended primarily for the use of children up to early elementary grades. Mostly suited for apartments, townhouses, and trailer parks. Contains play equipment, swings, slides, sandboxes, and benches.

Suggested acreage: .1 to .3 acres/1,000 residents

Neighborhood Playground: designed to provide both active and passive short-term activities; usually located adjacent to public schools. Contains distinct play areas for preschool and school age children, shelter structures, open space, multiple-use paved for court games, areas for field games, some off-street parking, and lighting.

Suggested acreage: 1.5 acres/1,000 residents

Neighborhood Park: Landscaped natural park of limited size primarily for passive recreational needs of all ages but with designated active areas. Provides some scenic and aesthetic value. Should be located in the center of a multiple-family dwelling neighborhood or nearby site. Contains open lawn space, shrubbery, small picnic areas, drinking fountain, miniature scenic paths or nature walks, area for court games, off-street parking, and lighting. Has some program potential.

Suggested acreage: 1.5 acres/1,000 residents

Community Playfield: Primarily an athletic complex that serves the recreational needs of the community. Usually one per community, however, if the community is cut by barriers or if sufficient acreage can be obtained, two are recommended. Contains an athletic complex with lighted court and field games area, community center, swimming pool, lawn areas, adequate parking; may have picnic and play area for children. Has high potential for recreation programming.

Suggested acreage: 2 acres/1,000 residents

Major Community Park: A large natural area and/or landscaped area to provide urban dwellers escape for city congestion without traveling a long distance. Designed to accommodate a large number of people and a wide variety of activities. Provides for both intensive use and passive use. Contains a combination of intensive and non-intensive development ranging from play apparatus to bicycle trails. Typical facilities include swimming facilities, picnic tables, paths, game courts, gardens, and natural areas, pavilion, ample parking, and sanitary facilities. May include multipurpose trails internally or as part of a system.

Suggested acreage: 1 to 5 acres/1,000 residents

Open Space/Urban Green Space: Passive area in landscaped or natural state in or near urban areas. May be planned for conversion to more intensive recreational use when needed. May provide recreational experiences, provide environmental quality, or act as buffers. Main recreational purpose is to act as buffer from congestion and provide aesthetic experience. Contains natural lands, watershed and waterfront, forests; landscaped borders, parkways, and boulevards, corner parks, medians, downtown aesthetic parks, plazas, malls, and sanitary facilities. May provide bicycle, hiking, and nature trails as a feature or as part of a larger system.

Suggested acreage: 1.0 acres/1,000 resident

Appendix D

City of Rancho Palos Verdes Play Lots

9 total play lots

Park sites w/ Play Lots: Hesse (2), Ryan (2), Ladera Linda (3), Eastview (1), Abalone Cove (1)

Hesse Park

1. Lower Play Lot

- 2 composite play structures with slides, play panels, decks, climbing rope, clatter bridge, etc...
- 4 swings (awaiting installation)
- Rigid climbers
- Concrete Turtle and Dolphin statue area
Ages 2-12 and 5-12
Surface: coarse sand and poured in place surfacing
Amenities: tables, benches, water fountain

2. Tot Play Lot

- Composite play structure with decks, play panels and crawl tunnel
Ages: 2-5
Surface: wood chips
Amenities: benches

Ladera Linda Community Center

1. Lower Play Lot

- Composite Play structure with slides, ladders, decks, play panels, sliding pole etc...
- Swings (awaiting re-installation)
Ages: 5-12
Surface: sand and poured in place surfacing
Amenities: tables

2. Play Lot (leased by Montessori during school hours)

- Removable play equipment utilized by Montessori during their operating hours

Ages: 2-12

Surface: sand

Amenities: none

3. Upper Play Lot (paddle tennis court level)

- Composite Play structure with slides, play panels, climbers etc...

Ages: 2-12

Surface: poured in place surface

Amenities: none

Ryan Park

Play lot divided into five separate pods

1. Main Play Lot (two ship lots and two swing pods)

- 2 Composite nautical play structures with slides, clatter bridge, ladders, play panels, climbers etc...

Ages: 2-5 and 5-12

Surface: sand and poured-in-place surfacing

- 6 Swings

Surface: sand

Amenities: tables, benches, water fountain

6. Tot Play Lot

- 4 Swings, play vehicle, rocking animals
- Composite play structure with slides, platforms, play panels

Ages: 2-5

Surface: woodchips

Amenities: benches, tables, water fountain

Eastview

1. Play Lot

- Composite play structure with ladders, climbers, play panels, slides, arch bridge etc...
- Swings and rocking equipment

Ages: 5-12

Surface: sand and poured in place rubber

Amenities: benches, tables, water fountain

Abalone Cove (Portuguese Bend Nursery School site)

1. Play Lot

- Composite Play structure w/ladders, decks, platforms, slide etc...
- 2 Crawl-through tunnels

Ages: 2-12

Surface: sand

Appendix E

Park Amenities Resource Inventory by City Park

City of Rancho Palos Verdes Park Amenities Resource Inventory - Active Park Sites

Amenities	Abalone Cove Shoreline Park	Fred Hesse Community Park 11 - upper park areas only	Ladera Linda Community Center	Point Vicente Interpretive Center	Point Vicente Park and Civic Center	Robert Ryan Community Park
Barbecue(s)	Not permitted		By permit only	Not permitted	Not permitted	7 (2 large)
Basketball		Yes	Yes			Yes
Children's Play Area		Yes	Yes	Yes		Yes
Community Building		Yes	Yes	Museum & gift shop		Yes
Drinking Fountains	Yes	Yes	Yes	Yes	Yes	Yes
Handicapped Access	Yes	Yes	Yes	Yes	Yes	Yes
Multi-purpose Field		Yes	Yes			Yes
Ocean View	Yes	Yes	Yes	Yes	Yes	Yes
On-site Parking	150 spaces	101 spaces	40 spaces	100 spaces	50 spaces	42 spaces
Pathways & Trails	Yes	3 handicapped spaces	2 handicapped spaces	2 handicapped spaces	2 handicapped spaces	3 handicapped spaces
Parcours		Yes	Yes	Yes	Yes	
Patio Areas		Yes		Yes		Yes
Picnic Tables	12	25	6	8	2	10
Public Phone	Yes	Yes	Yes	Yes	Yes	Yes
Public Restrooms	Yes	Yes	Yes	Yes	1 portable toilet	Yes
Soccer Field(s)		1	1 - youth size			
Softball/Baseball Fields						1
Tennis Court					Tennis	
Paddle Tennis Court		Yes - sand	Paddle Tennis		Yes - sand	
Volleyball Court						

Active Park Sites		
Abalone Cove Shoreline Park 5870 Palos Verdes Dr. South RPV, CA 90275 (310) 377-1222, 80 acres	Fred Hesse Community Park 29301 Hawthorne Boulevard RPV, CA 90275 (310) 541-8114, 29 acres	Ladera Linda Community Center 32201 Forrester Drive RPV, CA 90275 (310) 541-7073, 11.4 acres
Point Vicente Park & Civic Center 30940 Hawthorne Boulevard RPV, CA 90275 (310) 544-5260, 64 acres	Robert E. Ryan Community Park 30359 Hawthorne Boulevard RPV, CA 90275 (310) 377-2290, 10 acres	Point Vicente Interpretive Center 31501 Palos Verdes Drive West RPV, CA 90275 (310) 377-5370, 17 acres

Appendix F

Potential Property Acquisitions*

DRAFT: 6/18/2004

Common Name	Nearest Cross Streets	Current Usage	Proposed Usage
Bean Field	Pepper Tree Dr. & Sweetbay Rd.	Vacant?	Habitat / Open Space
Pony Club	Narcissa Dr. & PV Dr. South	Equestrian Stables	Equestrian / Open Space / Parkland
Misc. Portuguese Bend Lots	"New" Cherry Hill Lane	Vacant? / Homes?	Open Space / Parkland
Marguerite Home Site	Marguerite Dr. & PV Dr. West	Developed?	Open Space / Parkland
Pen. Panorama & Other HOA's	NE of Hawthorne Blvd. & City Hall	Vacant / OSH?	Open Space
Crownview Lots	Crownview & Miraleste Int. Sch.	Vacant / OSH?	Open Space / Trails
Miraleste Dr. Canyon	E of Crownview, N of Miraleste Dr.	Vacant / OSH?	Open Space / Trails
Via Siena Canyon	E of PV Dr. East, S of Via Siena	Vacant / OSH?	Open Space / Trails
Corsini Canyon	E of PV Dr. East, S of Corsini Pl.	Vacant / OSH?	Open Space / Trails
Santa Luna Canyon	E of PV Dr. East, N of Santa Luna Dr.	Vacant / OSH?	Open Space / Trails
Lot Behind Marymount College	PV Dr. East, S of Marymount College	Vacant	Open Space / Parkland
Silver Spur Canyon	W of Silver Spur Rd., N of Ironwood St.	Partially Developed	Open Space / Trails
Lower Malaga Canyon	N of Montemalaga Dr., E of Grandview	Vacant / OSH?	Open Space / Trails
Middle Malaga Canyon	S of Montemalaga Dr, N of Mossbank	Vacant / OSH?	Open Space / Trails
Upper Malaga Canyon	N of Mossbank, Near Basswood Ave.	Vacant	Open Space / Trails
Browndeer Canyon	Behind Lots on Browndeer Ln.	Backyards / OSH?	Open Space / Trails
Avenida Feliciano Canyon	N of Ave. Fel., Adj. To Lake View Dr.	Cemetery?	Open Space / Other?
Sunnyside Ridge Canyon	S of Sunnyside Ridge Rd., PV Dr. East	Vacant / OSH?	Open Space / PV Loop Trail?
Agua Armaga Canyon	W of Hawthorne Blvd., N of Crest Rd.	Vacant / OSH?	Open Space / Trails
Lot at Hawthorne & Crest	NW corner of intersection	Vacant	Parkland / Open Space / Trails
Undeveloped Moratorium Lots	All those not part of preserve purchase	Vacant - Moratorium	Parkland / Open Space
Martingale Survey Error Lots	Home sites along Martingale Dr.	Vacant / OSH?	Open Space / Trails
Proposed Montemalaga Dev.	S of Montemalaga Dr. & Grayslake Rd.	Vacant	Parkland / Open Space / Trails
Crest Rd. Water Co. Property	Crest Rd., E of Highridge Rd.	Parking Lot	Parkland / Open Space
Eastview Park	Westmont Dr., E of Western Ave.	Parkland	No Change
Portugese Bend Fields (Up. L.L.)	Forrestal Dr. & Intrepid Dr.	Parkland	No Change
Point Vicente Lighthouse	PV Dr. South, S of Interpretive Center	Parkland / Lighthouse	Parkland / Museum / Trails
Lot at Woodbrook & Freeport	Woodbrook Rd. & Freeport Rd.	Vacant	Parkland / Open Space / Trails
Upper Friendship Park	E of Calle Aventura	Parkland / Open Space	No Change
Lower Filliorum	N of PV Drive South	Vacant	Open Space / Trails
Middle Filliorum	N of PV Drive South	Vacant	Open Space / Trails
Upper Filliorum	N of PV Drive South	Vacant	Open Space / Trails
Hon's Property (PB Preserve)	E & N portions of moratorium	Vacant / OSH	Equestrian Center / Open Space / Trails
Long Point	PV Drive South, Marineland Site	Partially Developed	Parkland / Open Space / Trails
Indian Valley (Windport) Canyon	S of Windport Dr.	Vacant	Open Space / Trails
Crestridge RDA Parcel	S side of Indian Peak Rd.	Vacant / OSH	Open Space / Trails
Crestridge LLC Parcel	N side of Crestridge Rd.	Vacant	Senior Center / Parkland / Open Space / Trails
Grandview - La Cuesta Lots 4 & 5	Via La Cuesta, S end of road	Vacant	Open Space / Parkland
PV Bay Club Coastal Access	Cliff Face S of Sea Gate Drive	Trails (private)	CA Coastal Trail / Open Space (public)
Chaparral End Lots	W End of Chaparral Ln.	Vacant?	Trails (George F Canyon) / Open Space

***Note:** The Open Space Planning, and Recreation & Parks Task Force compiled this list of parcels that the City of Rancho Palos Verdes might consider acquiring for open space preservation, passive recreation, or active recreation. Information is subject to verification.

Appendix G

Status Report on 1989 Parks Master Plan Prioritized Recommendations

On October 17, 1989, the City Council adopted revisions to the Parks Master Plan, including the following recommendations prepared and prioritized by the Parks Master Plan Review Committee and staff. Below staff has prepared an update on the status of the 1989 Master Plan recommendations as of June 2004.

Recommendation	Status
Classification: Immediate: Those acquisitions and developments which should take place as soon as financing is available.	
Acquire the Miraleste Elementary School Site from the Palos Verdes Peninsula Unified School District and develop it as a community park. Site amenities should include: a tot lot/play area, picnic tables, a recreation center (existing buildings if feasible), a fenced turf area located away from P.V. Drive East, and resurfaced (existing) tennis courts.	Active school site; property has not been listed for sale.
Narbonne Avenue Right-of-Way: (Southern Lot) Delete from the Parks Master Plan. Designate revenue from the sale of the lot for park development.	Property was sold in 1996; sale proceeds went into General Fund.
Develop a Senior Citizens center at Point Vicente Park / Civic Center.	Peninsula Seniors are exploring other sites for a seniors center.
Purchase the Portuguese Bend Fields site from the Palos Verdes Peninsula Unified School District.	N/A - The School District resumed management of the fields in 2004.
Develop an Educational Center at the Point Vicente Interpretive Center.	Currently an expansion of PVIC is planned and an outdoor history museum is proposed.
Install safety railing at the bluff edge along the trail easement across tract 39672 and provide for access to the trail from Vanderlip Park.	Completed
Install safety fencing just below the bluff at Del Cerro Park to restrict access to the canyon below without blocking the view.	Completed
Acquire the Shoreline County Park site from the County of Los Angeles if it is declared surplus.	Completed
Develop the Westmont Avenue (Eastview) Park site as a passive park to open July 1990.	Completed
Classification: Class A: Acquisitions or development projects which are recommended to be accomplished within the next two years.	
Portuguese Bend Fields:	N/A - The School District resumed management of the fields in 2004.
-Add a permanent group picnic pavilion, shuffleboard courts and horseshoe pits.	
-Add barbecue pits near the picnic structure.	
-Add water fountains and a water outlet only if a group picnic shelter is constructed.	
-Add a small building with public restrooms, office and storage similar to that being constructed at Abalone Cove Shoreline Park.	
Del Cerro Park:	Not completed
-Add a permanent restroom facility.	
-Add a tot lot and play equipment.	
-Add a pedestrian trail connecting the bluff top area with the parking lot.	

Recommendation		Status
Grandview Parksite: -Install a parking lot and provide for vehicular and pedestrian access.		Not completed
Abalone Cove Shoreline Park: -Pave paths from the parking lot accessing the picnic tables along the bluff above Abalone Cove.		Picnic tables have been added to the site; paths are still unpaved.
Point Vicente Park / Civic Center and Interpretive Center: -Build a municipal golf course at Point Vicente Park which will wrap around existing and proposed park facilities and utilize neighboring privately held property to give it the proper size to be a championship course. Residents of Rancho Palos Verdes should be a given priority as to starting times and fees. -Add interpretive signage on the grounds at the Point Vicente Interpretive Center. -Obtain an agreement with the U.S. Coast Guard for access to the lighthouse to conduct docent-led tours. -Add irrigation, turf and fencing to the athletic field partially completed at Point Vicente Park / Civic Center.		Municipal golf project rejected by City Council; interpretive signage added to Interpretive Center however Center is currently closed and awaiting expansion; lighthouse tours still guided by U.S. Coast Guard
Classification: Class B: Acquisitions or development projects which are recommended to be accomplished within the next five years.		
Point Vicente Park / Civic Center: -Add a public restroom facility. -Construct two paddle tennis courts. -Add pedestrian paths throughout the property. -Construct a permanent amphitheater with tiered semi-circular bench seating with backs.		Public restrooms and portable restrooms are available in the Planning Dept. building; no paddle tennis courts, pedestrian paths, or amphitheater have been added.
Lower Hesse Park: -Construct four to eight regulation tennis courts, permanent restrooms, and parking. The remainder of the area to be landscaped as open, passive greenbelt.		N/A - A different plan featuring passive recreation has been implemented at Lower Hesse Park.
Grandview Park: -Improve into a cultivated, passive open space with a small lot and restrooms and five to ten picnic sites in the bowl below the bluff-top plateau.		Not completed
Classification: Class C: Acquisitions and development which should be accomplished as funding becomes available.		
Ladera Linda / Portuguese Bend Fields: -Improve the middle and upper parking lots as needed. -Re-grade and pave the access road between the lower and middle parking lots. -Add benches for casual seating facing the ocean. -Provide for landscaping as necessary.		Improvements to the middle and upper parking areas have been completed; the access road between the lower and middle parking lots has been re-graded and maintained; landscape maintenance has been provided; benches for casual seating are available near the lot but not near the ocean view area.
Del Cerro Park: -Add five to ten picnic tables near the grove of trees below the bluff top area.		Park improvements not completed.

Recommendation	Status
<p>Switchbacks:</p> <ul style="list-style-type: none"> -Leave as natural open space. <p>Abalone Cove Shoreline Park:</p> <ul style="list-style-type: none"> -Defer all future development of Abalone Cove Shoreline Park pending completion of the RDA project. 	<p>Completed</p> <p>Improvements were considered by City Council but in 2002, the City abandoned the Abalone Cove Beach Improvement Project due to lack of adequate funding and the Measure A grant funds were reallocated to the Point Vicente Interpretive Center Expansion Project.</p>
<p>Vanderlip Park:</p> <ul style="list-style-type: none"> -Leave as is. 	<p>Completed</p>

Appendix H

